



A truly special two double bedroom ground floor contemporary apartment with its own private outside space (garden terrace and separate balcony), forming part of the highly desirable Ryewood development in Dunton Green. The property is within walking distance (0.4 Miles) of the mainline rail station and offers easy access to a parade of local shops as well as the Tesco superstore in Riverhead. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including beautiful Knole Park and further fast rail links to London.

The well planned and presented accommodation is generously proportioned throughout comprising a spacious and welcoming entrance hall, triple aspect sitting / dining room with social, open plan arrangement to the well appointed contemporary, master bedroom with en-suite shower room and second double bedroom with the family bathroom. Additional benefits include allocated parking in the under cover parking garage and superb private external space offered by way of a paved garden sun terrace as well as further generous rear facing balcony. All residents of the development also benefit from membership to the residents only on site gym, a private woodland area and multiple children's play areas. Your internal viewing comes highly recommended in order to fully appreciate all this superb apartment has to offer.

No 6 Jennings Court Eden Road

Dunton Green, Kent, TN14 5GP Leasehold

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£450,000

ENTRANCE HALL

Spacious and welcoming entrance hallway has, radiator, flooring as laid, large storage cupboard set up for utilities and containing boiler, access to all rooms.

LIVING ROOM

Bright and airy reception area is triple aspect with two pairs of double glazed sliding doors (each with Juliet style balcony) and further double glazed single doors leading onto both the superb sun terrace as well as the separate balcony. Radiator and flooring as laid, shares a social fully open plan relationship with the kitchen / dining area.

KITCHEN / DINING AREA

Dining area comprises flooring as laid, radiator, double glazing window with delightful aspect onto the sun terrace. The kitchen comprises a series of matching contemporary wall and base units set with contrasting light worktops and matching upstands / splashback. There is an integrated sink and mixer tap, with a suite of built in appliances comprising dishwasher, fridge over freezer, electric four burner induction hob with overhead extractor hood, integrated microwave and electric fan oven. Continuation of attractive flooring from dining area and under unit lighting.

MASTER BEDROOM

Spacious double bedroom has double glazed sliding door providing access to the rear balcony, radiator, carpet as laid and built in double wardrobe. Door providing access to en-suite shower room.

EN_SUITE SHOWER ROOM

Contemporary shower room has tiled flooring and walls, heated towel rail, walk in shower cubicle with glass screen, concealed flush WC and wall mounted wash basin.

BEDROOM TWO

Double bedroom has double glazed window to rear with aspect over the rear balcony, radiator and carpet as laid.

FAMILY BATHROOM

Luxuriously appointed bathroom has tiled flooring and walls, heated towel rail and suite comprising panelled bath with shower and glass screen, concealed flush WC and wash basin.

PARKING

The property benefits from undercover parking, beneath the apartment.

GARDEN TERRACE & BALCONY

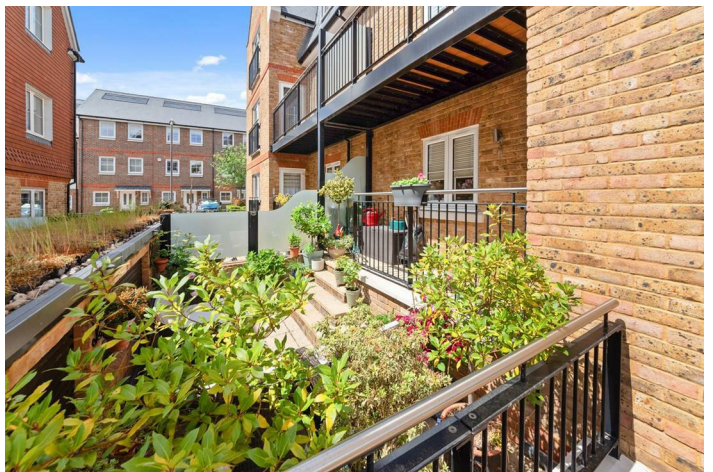
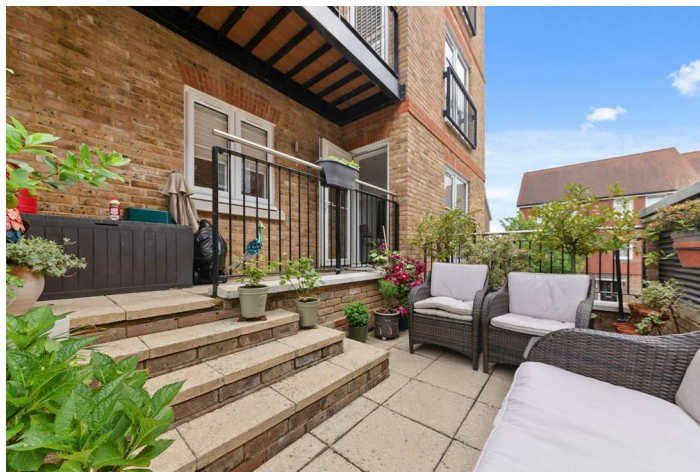
One of few apartments to benefit from having its own private outside space, Jennings Court has both a rear facing balcony (accessed via the master

bedroom and living area) as well as a delightful private paved sun terrace to the side of the property with plenty of space to sit out and entertain in (access via the living area).

ADDITIONAL INFORMATION

- The property is leasehold with a 250 year lease (238 years remaining)
- The service charge per annum amounts to £2,636.88
- The ground rent is £437 per annum
- We are advised that the review date for charges is every January.
- Council Tax Band C





6 Jennings Court

Approximate total internal area:
73.14m² (787.27sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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