



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Well presented, light and airy apartment situated on the very sought after 'Ryewood' development.

Sevenoaks
Offers In Excess Of £332,500

- Walking distance to Dunton Green station

- Modern and spacious

- Far reaching views

- Close to amenities

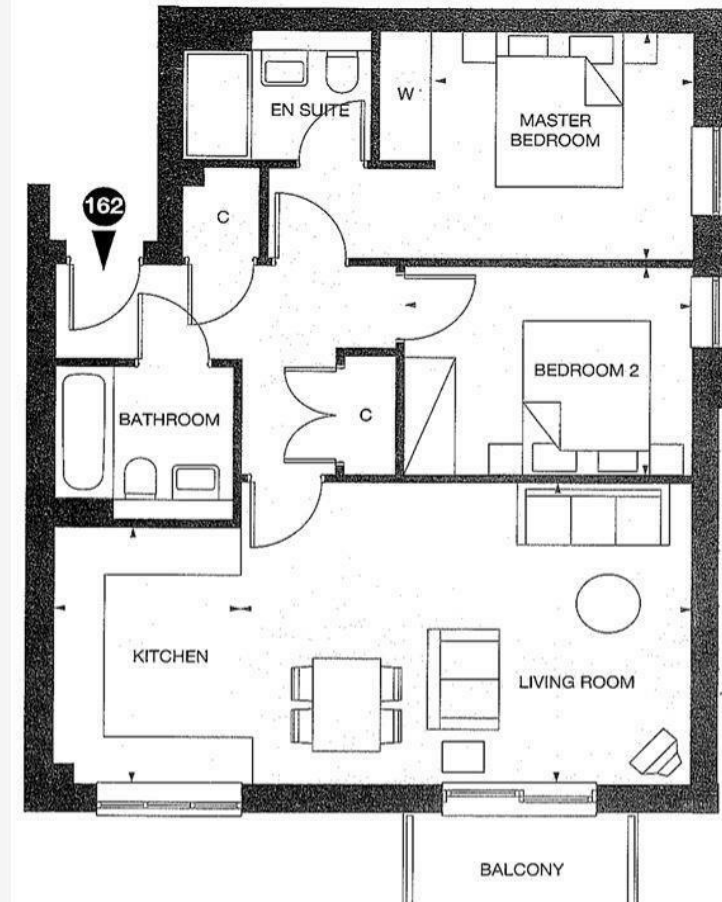
Well presented purpose built two double bedroom 2nd floor apartment on the very sought after 'Ryewood' development within a 5 minute walk of Dunton Green station. Dunton Green itself, also within walking distance, offers some shops and eateries, and a little further on at Riverhead there is a large Tesco store. Sevenoaks is approximately 2 miles distant, where more comprehensive shopping facilities, restaurants etc. can be found. There is a good choice of primary and secondary schools in the local area in both the state and private sectors. There are plenty of sports and leisure options in the vicinity, including golf courses, tennis clubs, leisure centre with pool in Sevenoaks, and a sailing club at Chipstead. The accommodation comprises a modern open plan reception/kitchen, 2 double bedrooms, bathroom and an en-suite shower room. Utility cupboard with washer/dryer. Sunny balcony with views. Access to a private woodland and the onsite gym. Secure parking.

- TENURE - Leasehold - 240 years remaining
- GROUND RENT - £437.66
- SERVICE CHARGE - £2,527.94 per annum payable half yearly

- * Well maintained development with attractive communal areas
- * Fully fitted kitchen with integrated gas hob, double oven, fridge-freezer, & dishwasher
- * Secure parking for one car plus visitors with permits
- * Balcony with far reaching views

LOCAL AUTHORITY - Sevenoaks District Council - Council Tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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