



Immaculately presented, modern ground floor apartment situated on the popular Ryewood Development within a short walk of Dunton Green station and local amenities.

**£250,000**    **Leasehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

## Mere Road, Dunton Green, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Modern decor
- Terrace
- Onsite gym
- Secure allocated parking x1
- CHAIN FREE



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**ACCOMMODATION:** Secure key fob entry into the communal area. Entrance to the property into a hall with a storage and utility cupboard housing the washing machine. Open plan modern cream gloss fitted kitchen into the reception room with doors onto the private terrace. Integrated appliances include a gas hob, oven, fridge/freezer, extractor, microwave and dishwasher. Double bedroom with full height mirrored wardrobes. Modern grey tiled shower room with rain shower and heated towel rail.

**OUTSIDE:** 1x allocated parking space in the secure gated car park. Membership to the on-site gym. Access to private woodland.

EPC rating: B

Council Tax Band: C

Mains: gas/electricity/water/sewerage

Heating: mains gas

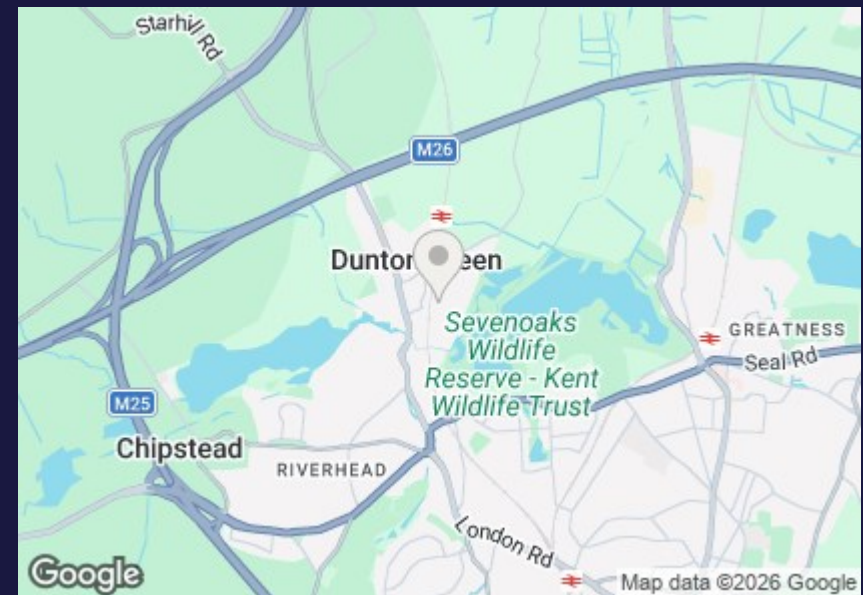
Service charge: £1,732.00 (2025) per annum

Ground rent: £364.72 per annum

Local Authority: Sevenoaks District Council

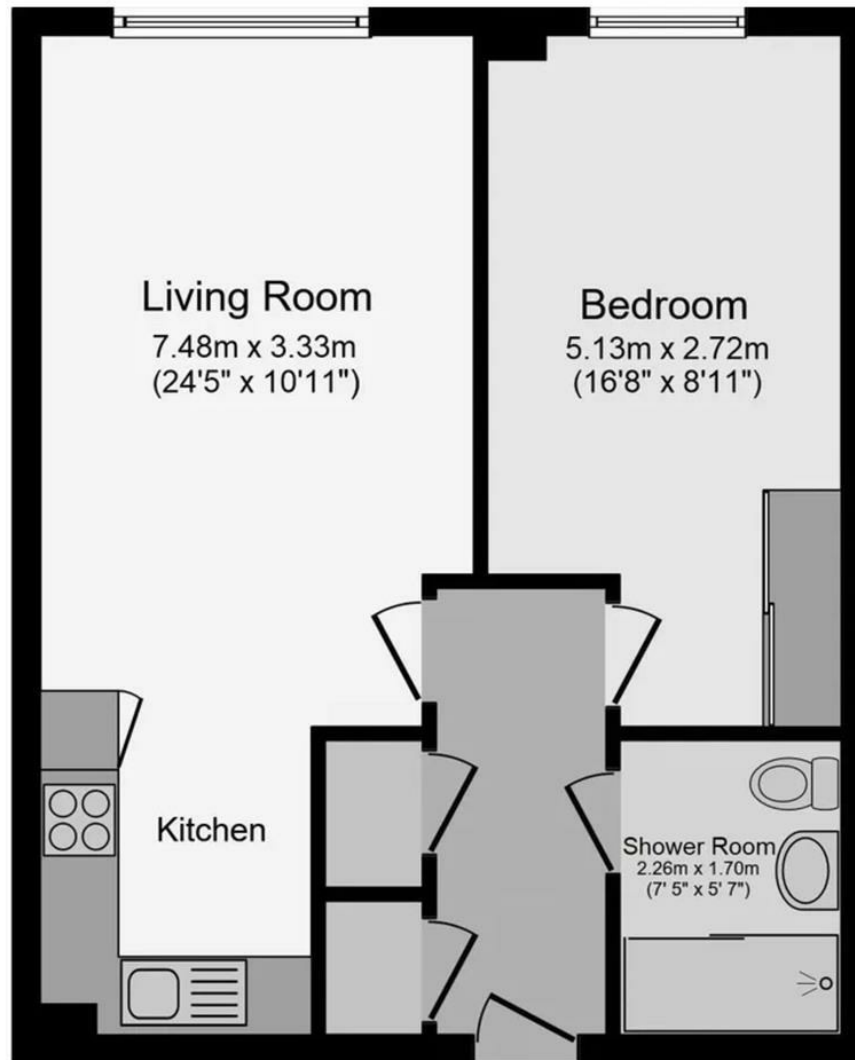
Tenure: Leasehold 237 years remaining





From Sevenoaks head down the London Road past Sevenoaks station. Once in Riverhead go across the next 3 roundabouts, at the 4th turn right in to Station Road. Take the 4th right into Ryewood development, continue along into Eden Road, then on into Mere Road. Swinton Court sits on the right hand side.





### Ground Floor

Total floor area 47.1 sq. m. (507 sq. ft.) approx

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>79</b>                                                                                                   | <b>79</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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