



Beautifully presented 2 bedroom luxury apartment benefitting from an external terrace and balcony, located under half a mile from Dunton Green Station.

£415,000 **Leasehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Campion Square, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- EPC Rating B
- Spacious terrace, dual access balcony & juliet balcony
- Well presented and modern
- Gated under croft parking space
- Access to on-site gym



Beautifully presented two bedroom luxury apartment boasting a spacious external terrace, balcony and juliet balcony, located on the sought after Ryewood development in Dunton Green.

Communal hallway with security fob access, stairs to upper ground floor. Private entry into hallway with video entry system linked to communal doors, large utility cupboard with washing machine and space for storage. Bright and spacious open plan reception room/kitchen. Access to spacious outdoor terrace, balcony and juliet balcony. Modern kitchen with white gloss units and integrated appliances. Master bedroom with built in mirrored wardrobes and access to the balcony. En-suite shower room. Second double bedroom. Family bathroom.

Externally the property benefits from a large external paved terrace, a dual access balcony and a juliet balcony. Allocated parking space within secure gated undercroft car park. Access to on site gym, private woodland and play areas.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £2,400.00 per annum

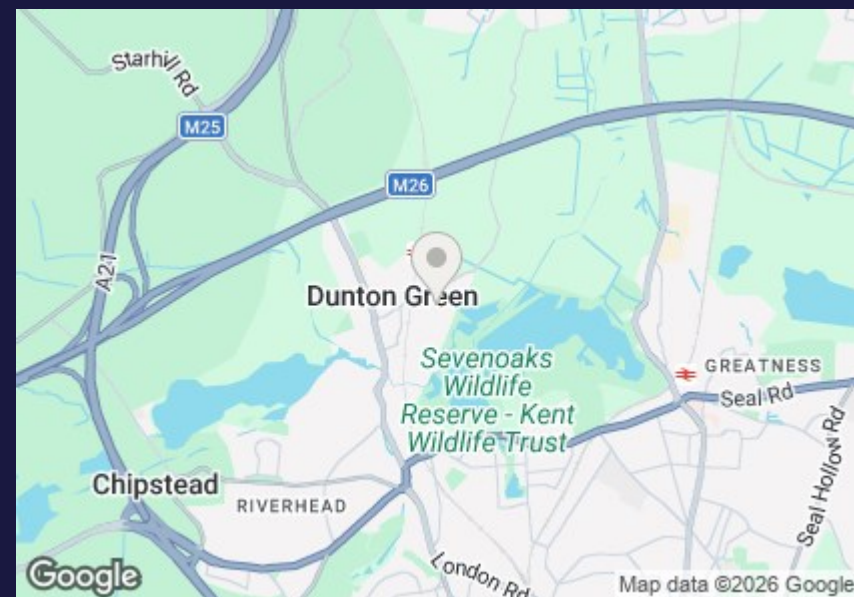
Ground rent: £438.00 per annum

Local Authority: Sevenoaks District Council

Council tax band: C

236 years remaining on the lease

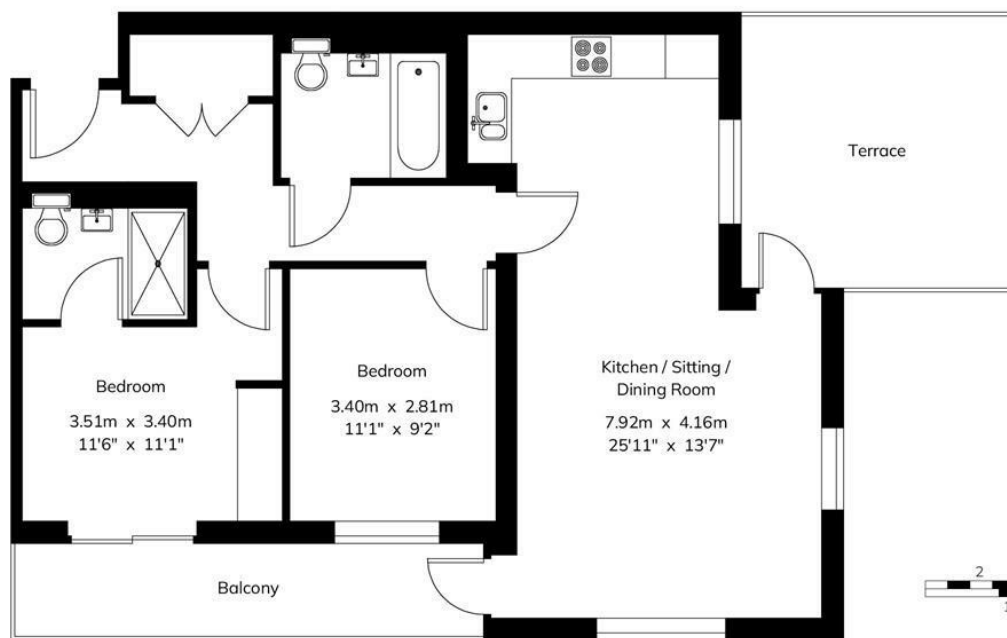




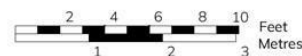
From Sevenoaks town centre proceed in a northerly direction down London Road. Continue through the village of Riverhead, past the large Tesco store on the left. At the mini roundabout turn right in to station road/Rye Lane and take the 3rd turning on the right in to Champion Square, take the first left and follow the road round, Knowles Court will be on the left hand side.



Gross Internal Area : 72.1 sq.m (776 sq.ft.)



Ground Floor



For Identification Purposes Only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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