



Beautifully presented two bedroom ground floor apartment situated on the sought after Ryewood development in Dunton Green.

£425,000 **Leasehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Eden Road, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Spacious and well presented
- EPC rating B
- Allocated parking
- Access to the onsite gym
- Access to private woodlands
- 2 bathrooms
- Council tax band C

Exceptional example of a two bedroom ground floor apartment finished to a high standard throughout, situated on the popular Rye Wood development close to local amenities and a short walk to Dunton Green station.

Secure communal main entrance and private flat entry.

ACCOMMODATION: Entrance hall with utility cupboard housing washer-dryer. The reception room boasts 2 sets of patio doors fitted with plantation shutters and opening to separate balconies; the designated dining and living areas lead in to a modern fitted kitchen with a range of integrated appliances including a gas hob, electric oven, microwave, fridge-freezer and dishwasher. Master double bedroom with patio doors to balcony and plantation shutters, ensuite shower room with large shower cubicle. Further double bedroom. Main bathroom with panelled bath and shower over.

Two private exterior patio/balconies. Allocated parking space in gated undercroft car park. Additional visitor parking available. Membership to on-site gym and access to private woodlands.

EPC rating: B

Council Tax Band: C

Mains: gas-electricity-water-sewerage

Heating: mains gas

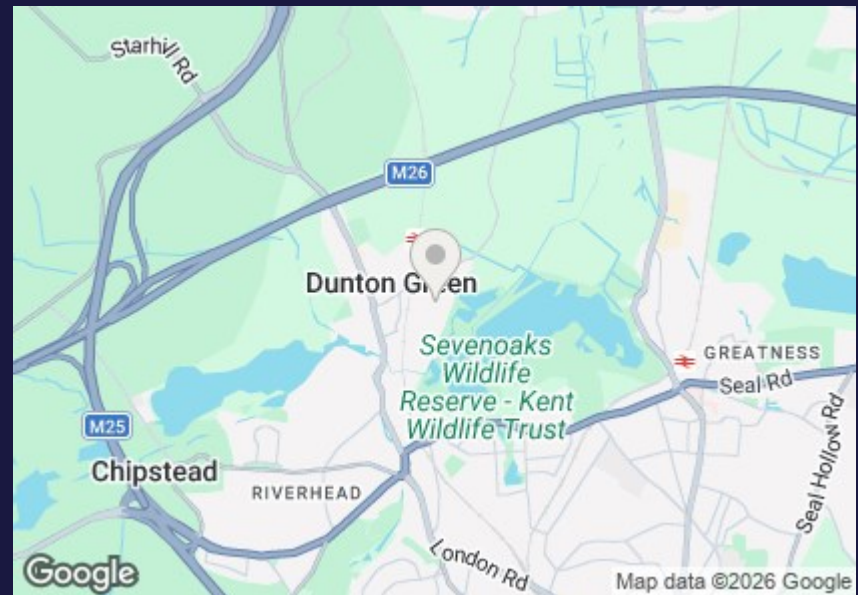
Service charge: TBC £2202.70 per annum

Ground rent: £437.66 per annum

Local Authority: Sevenoaks District Council

Tenure: Leasehold 237 years remaining

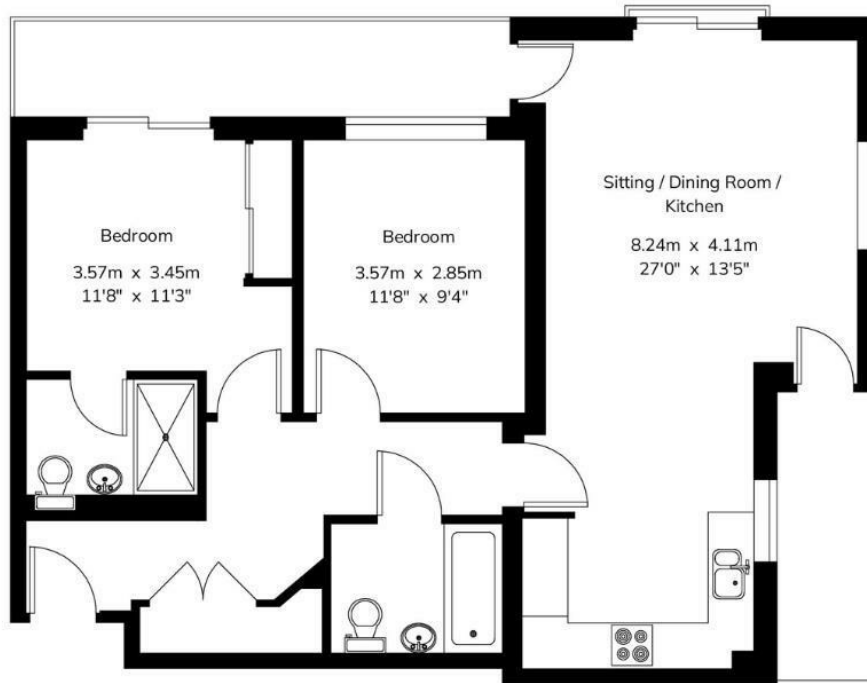




From Sevenoaks town centre proceed in a northerly direction down London Road. Continue through the village of Riverhead, past the large Tesco store on the left. At the mini roundabout turn right in to station road/Rye Lane and take the 4th turning on the right in to Champion Square, take the second left then the first right in to Eden Road.



Gross Internal Area : 73.9 sq.m (795 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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