



Modern ground floor one bedroom apartment situated on the popular Ryewood Development within a short walk of Dunton Green station and local amenities.

£229,950 Leasehold



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Mere Road, Dunton Green, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Allocated parking space in gated car park
- EPC rating B
- Council tax band C
- 236 years remaining on the lease
- Access to on-site gym



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

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. Integrated appliances include a gas hob, oven, fridge/freezer, extractor, microwave and dishwasher. Double bedroom with full height mirrored wardrobes. Modern grey tiled bathroom with shower over the bath 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

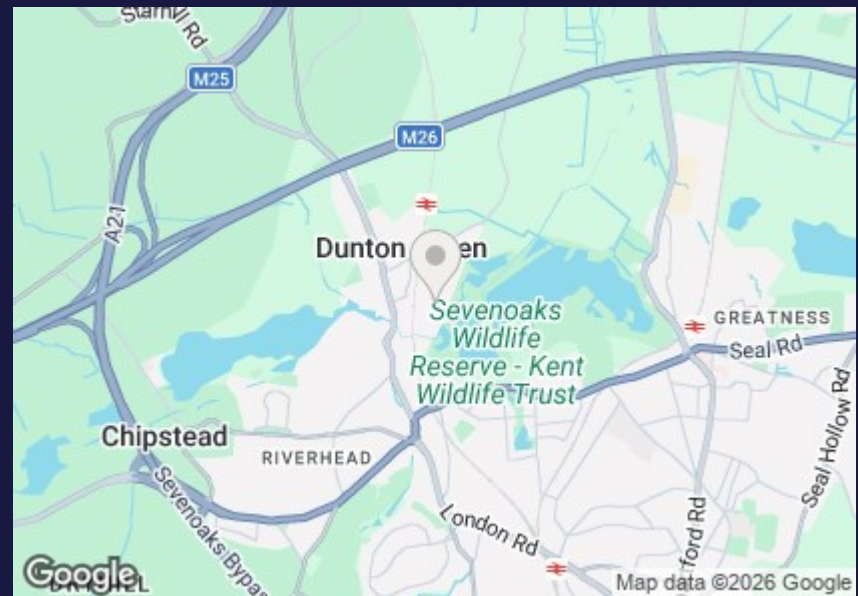
Service charge: £1,100 per annum

Ground rent: £250 per annum

Local Authority: Sevenoaks District Council

Tenure: Leasehold 236 years remaining

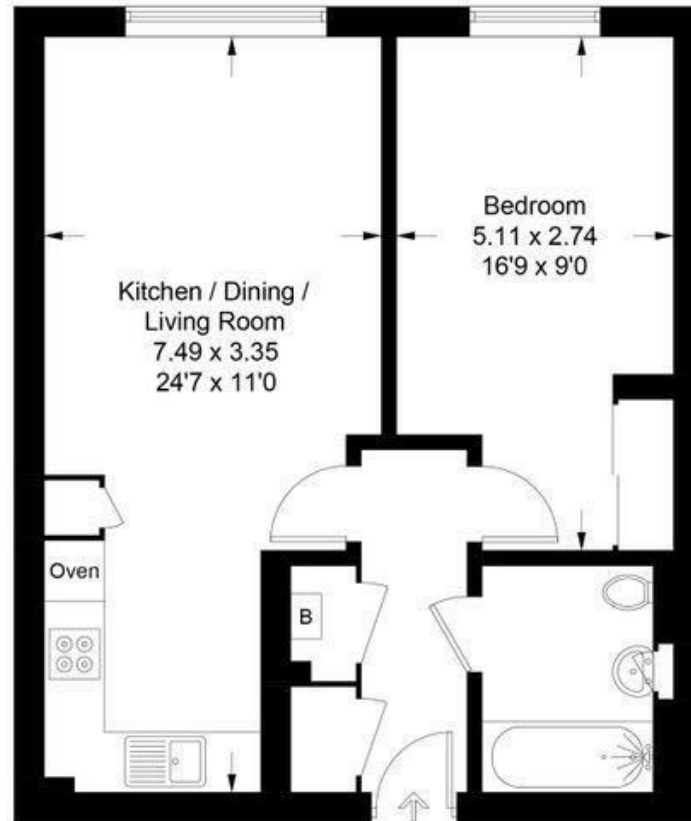




From Sevenoaks head down the London Road past Sevenoaks station. Once in Riverhead go across the next 3 roundabouts, at the 4th turn right in to Station Road. Take the 4th right into Ryewood development, continue along into Eden Road, then on into Mere Road. Swinton Court sits on the right hand side.



Approximate Gross Internal Area = 47 sq m / 506 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1249370)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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