KINGS







Forming part of the sought after contemporary Ryewood development in Dunton Green, this first floor apartment is exceptionally well appointed and comes complete with allocated parking and a balcony. Recently constructed by Berkeley Homes, this exclusive development is located within walking distance of a range of doorstep amenities / shops and Dunton Green mainline rail station, providing easy commuter links to London. The well planned and proportioned accommodation comprises a welcoming entrance hallway with generous storage space, social open plan living area complete with frontal balcony and contemporary kitchen with a full suite of integrated appliances, double bedroom and bathroom. Additional benefits include one allocated space within the gated car park, use of the onsite residents only gym and private woodland area. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this superb apartment

10 Clover Court Eden Road

Dunton Green, Kent, TN14 5FN Leasehold

1 1 1 B

Price £240,000

COMMUNAL ENTRANCE
Well kept communal hallway has access via staircase to all floors - apartment 10 being on the first floor to the front of the block.

ENTRANCE HALL
Welcoming entrance hallway has entrance door with spyhole and door entryphone system, radiator, fitted carpet, double doors to storage closet also housing wall mounted boiler, further door to generous walk in storage cupboard with hanging rail for coats. Doors to all rooms

SITTING / DINING ROOM
Double glazed sliding patio doors are front facing leading directly to the balcony, providing plenty of light into the apartment. Double radiator, fitted carpet, pendant lighting and points for satellite / TV / FM and telephone. The reception room shares an open plan relationship with the fitted kitchen.

FITTED KITCHEN
Contemporary fitted kitchen boasts a series of matching wall and base units set with contrast coloured work surfaces and matching upstands. Inset one and a half bowl stainless steel sink unit and drainer, full suite of integrated appliances including oven with four ring gas hob and overhead extractor, fridge over freezer, dishwasher and washing machine. Double radiator, wood effect vinyl flooring and localised wall tiling.

DOUBLE BEDROOM
Spacious double bedroom has double glazed window to front,, radiator, fitted carpet and TV point.

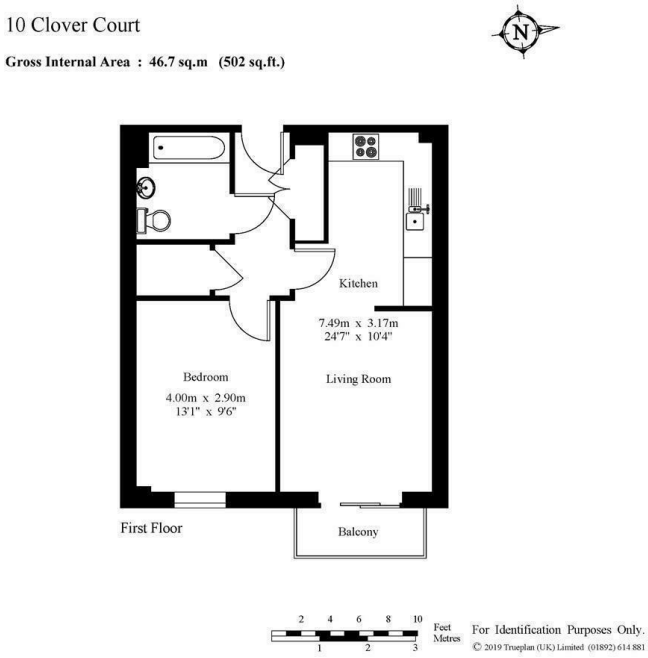
BATHROOM
Heated towel rail, attractive wood effect vinyl flooring, localised wall tiling, courtesy light with integrated shaver point, modern white suite comprising panelled bath with overhead shower attachment, close coupled WC and pedestal wash basin.

BALCONY
The front facing balcony is accessed via the sitting / dining room and provides space enough to sit out and enjoy with a table and chairs.

PARKING
One allocated parking space (numbered 63) in the secure parking courtyard.

COMMUNAL AREAS

ADDITIONAL INFORMATION
Property is Leasehold
Council Tax Band C
Granted in 2015 with a 125 year lease, there are 115 years remaining
Fully Inclusive Maintenance charges are £785.10 per half year (£1,570.20 per annum / £130.85 pcm). We are informed the service charge(s) are reviewed annually.



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