



Beautifully presented luxury apartment situated on the popular Ryewood Development within a 5 minute walk of Dunton Green station with good links to London. NO CHAIN

£425,000 **Leasehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Eden Road, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- High specification
- Dual access balcony
- Secure parking for 1 car
- NO CHAIN
- EPC rating: B
- Council tax band: C

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ACCOMMODATION

Secure communal main entrance with entry phone system. Well maintained communal areas with stairs or lift to the first floor. The accommodation comprises an entrance hall with utility cupboard to house the washing machine or dryer. Open plan reception, dining and fitted kitchen comprising smart grey units with integral appliances to include a fridge freezer, dishwasher, hob, oven and microwave. Reception area with bespoke fitted units and flame effect fire. Door to balcony. Master bedroom with fitted wardrobes and door to balcony. En-suite shower room. Second bedroom with fitted wardrobe and shelves. Family bathroom with a shower over the bath.

OUTSIDE: Dual access balcony. Secure underground parking for one car. Additional visitor parking. Membership to on-site gym and access to private woodlands.

PLEASE NOTE: Washer dryer, TV and soundbar all available under separate negotiation.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £2,180.00 per annum

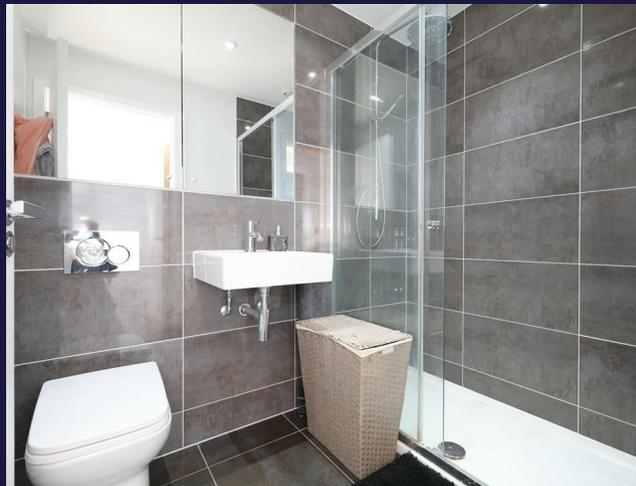
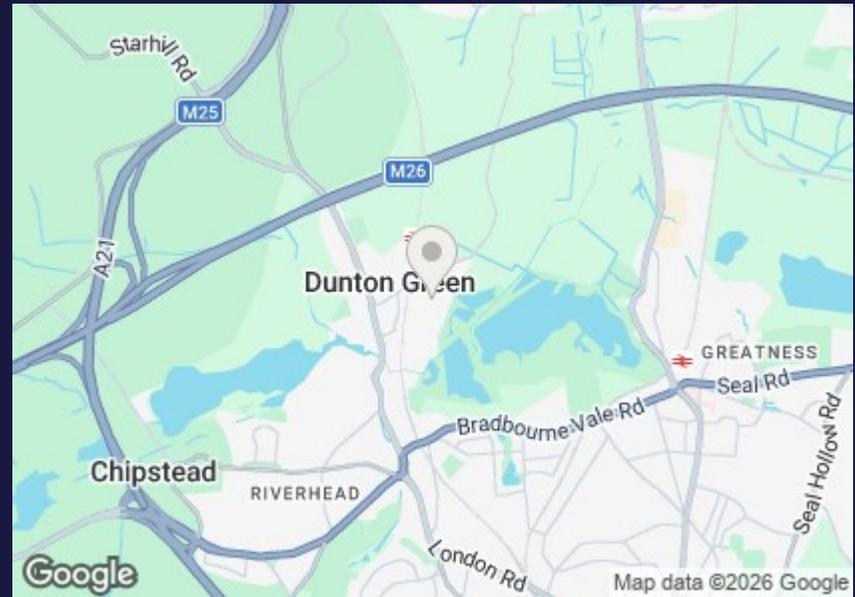
Ground rent: £437.00 per annum

Local Authority: Sevenoaks District Council

Council tax band: C

237 years remaining on the lease

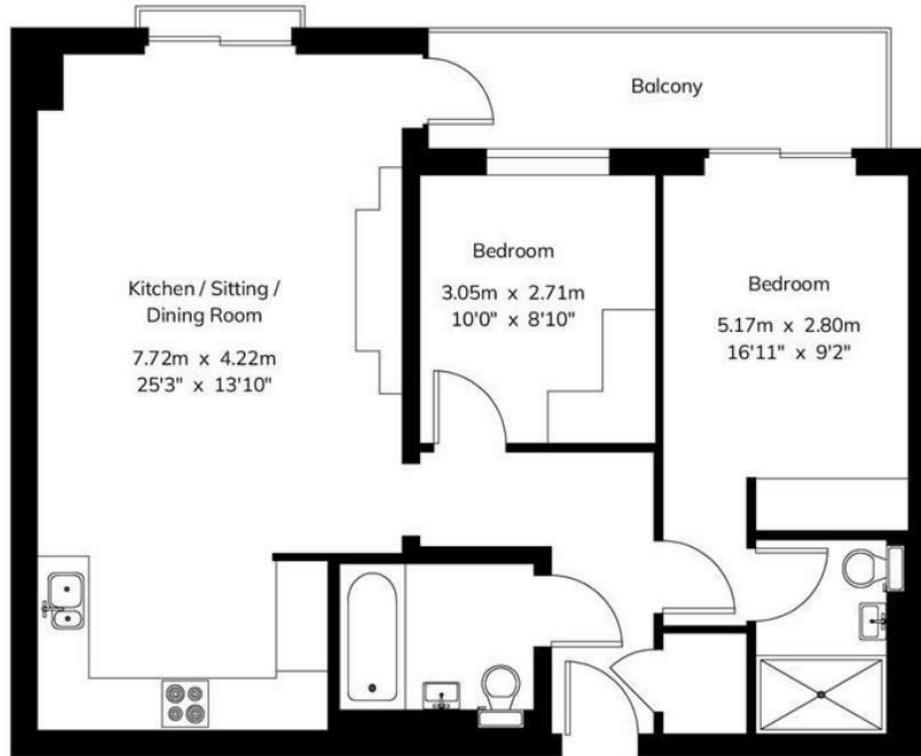




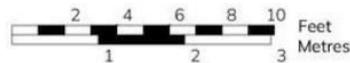
From Sevenoaks town centre proceed in a northerly direction down London Road. Continue through the village of Riverhead, past the large Tesco store on the left. At the mini roundabout turn right in to station road/Rye Lane and take the 4th turning on the right in to Champion Square, take the second left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



Gross Internal Area : 71.1 sq.m (765 sq.ft.)



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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