

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

£235,000 Leasehold

CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Mere Road, Dunton Green, Sevenoaks

Bedrooms: 1

Bathrooms: 1

Receptions: 1

- Modern decor
- Terrace
- Onsite gym
- Secure allocated parking x1
- CHAIN FREE

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

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 with doors onto the private terrace. Integrated appliances include a gas hob, oven, fridge/freezer, extractor, microwave and dishwasher. Double bedroom with full height mirrored wardrobes. Modern grey tiled shower room with rain shower 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.

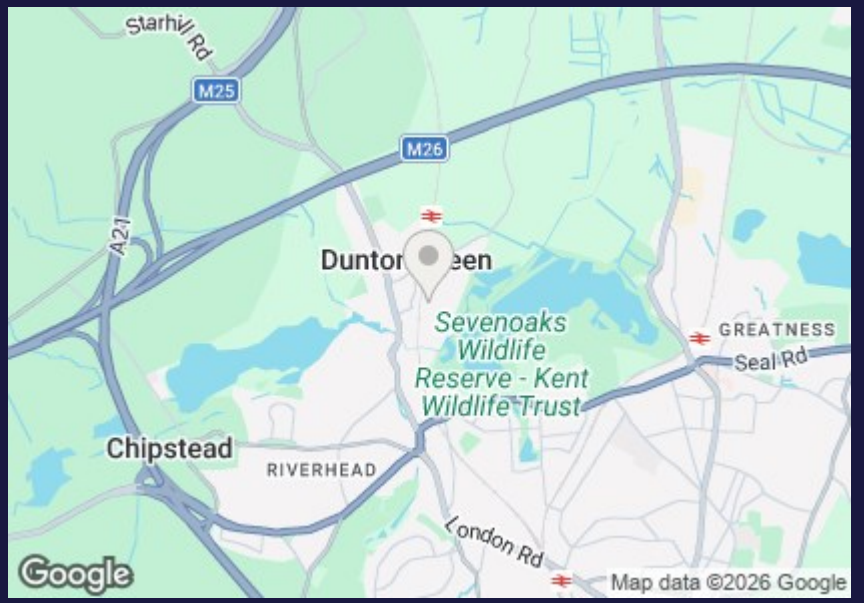
EPC rating: B
Council Tax Band: C
Mains: gas/electricity/water/sewerage
Heating: mains gas
Service charge: £1,732.00 (2025) per annum
Ground rent: £364.72 per annum
Local Authority: Sevenoaks District Council
Tenure: Leasehold 237 years remaining

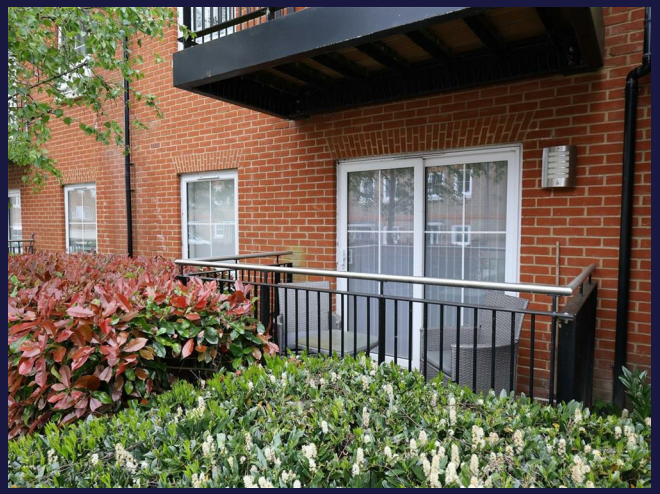






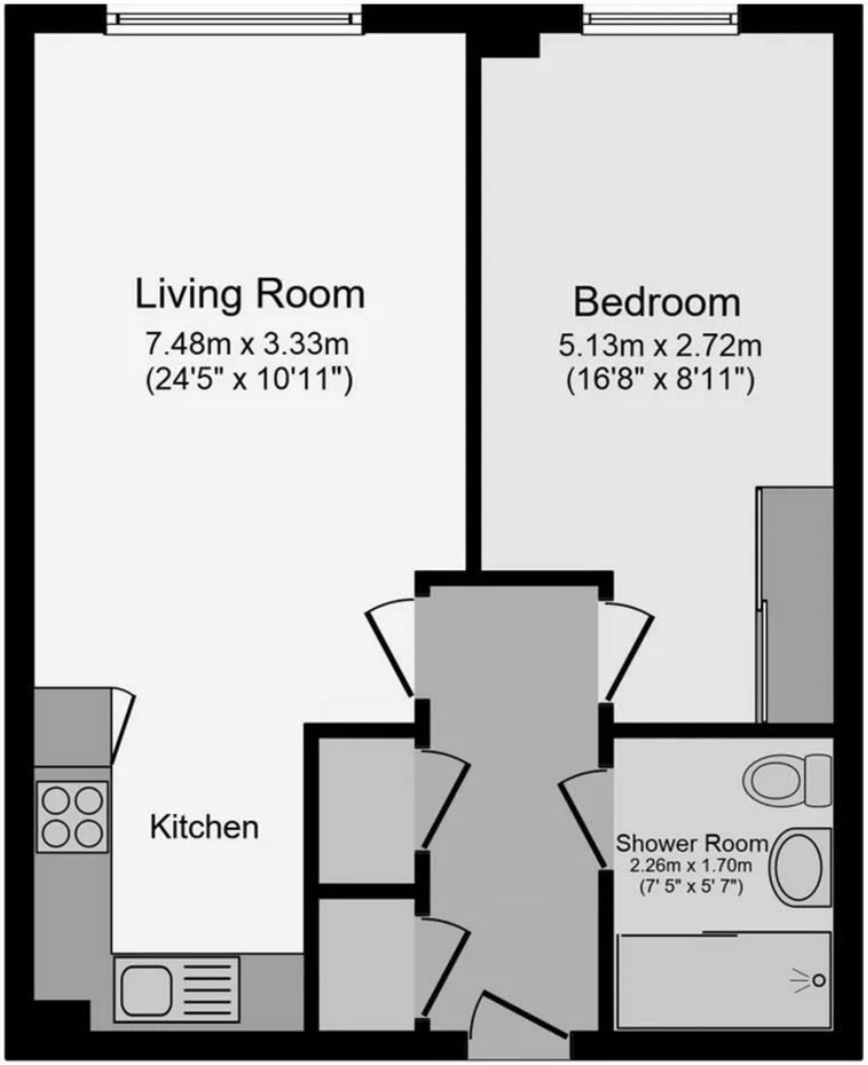






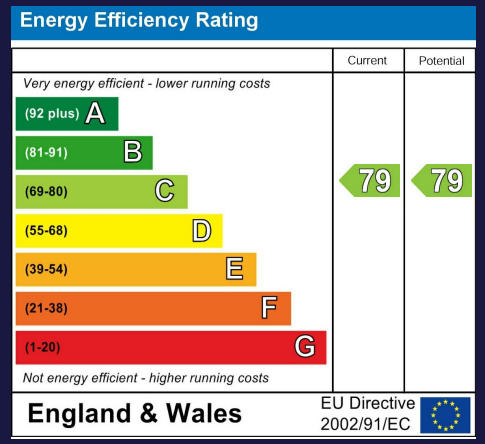


From Sevenoaks head down the London Road past Sevenoaks station. Once in Riverhead go across the next 3 roundabouts, at the 4th turn right in to Station Road. Take the 4th right into Ryewood development, continue along into Eden Road, then on into Mere Road. Swinton Court sits on the right hand side.



Ground Floor

Total floor area 47.1 sq. m. (507 sq. ft.) approx



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

2 - 3 The Shambles
Sevenoaks
Kent
TN13 1LJ
01732 464498
mail@cavendish.pro
www.cavendish.pro