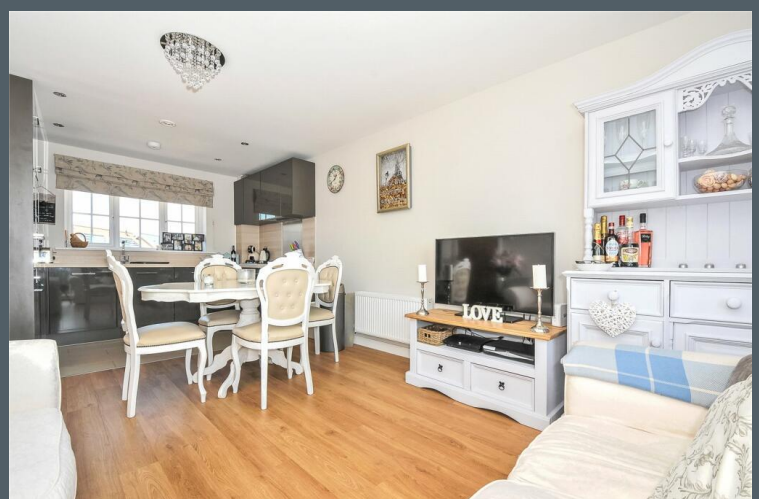




### Modern 1 Bedroom Apartment in Popular Ryewood Gate Development with Parking

This stylish, modern apartment is situated on the top floor of the Ryewood Gate development, and offers open plan living. It has been finished to a high specification throughout. There is a spacious open plan kitchen-living room with modern wall and base units, fitted appliances and a patio door opening onto a Juliette balcony. The master bedroom has a large fitted wardrobe, and there is a further room which could be used as a home office/study. A modern bathroom has a full length bath with shower over. Further benefits include a phone entry system, a secure allocated parking space in a gated parking area, and use of the communal garden and a gym. The property is conveniently situated approximately 0.4 miles of Dunton Green mainline station. Double glazing throughout, gas central heating, EPC band C. Council tax band C. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Open Plan Kitchen-Living Room** 21' 0" x 11' 7" (6.4m x 3.53m)

The dual aspect open plan kitchen-living room is a good size. The room is bright and airy and has a patio door leading to a Juliette balcony.

### **Modern Kitchen**

The modern kitchen has a sink with mixer tap, a gas hob, fan oven, and integrated appliances. A good range of wall and base kitchen cupboards provide plenty of storage.

### **Master Bedroom** 12' 2" x 10' 9" (3.71m x 3.28m)

The master bedroom has a double glazed window and a fitted wardrobe that runs the length of one wall.

### **Modern Bathroom**

The modern bathroom has a full length bath with shower over. There is a wall mounted basin with mixer tap, a WC and a fitted mirror.

### **Study** 6' 5" x 6' 0" (1.96m x 1.83m)

There is a small study with a double glazed window,

### **Allocated Parking Space**

The property comes with a secure allocated parking space in a gated area at the back of the building.

### **Ryewood Gate Development**

The property sits in the popular Ryewood Gate development and has access to the communal garden and a gym.

### **Location**

Situated on the sought after Ryewood Gate development, 0.4 miles from Dunton Green mainline station. Riverhead and Dunton Green villages both provide local shopping and amenities. Sevenoaks town centre is 2.4 miles away with its wide variety of shops, supermarkets, pubs and restaurants. 1.4 miles to the Sevenoaks Wildlife Sanctuary. There is a public footpath to Tesco superstore in Riverhead (0.5 miles).

### **EPC and Council Tax**

Energy Performance Certificate band C. Sevenoaks council tax band C, £2235.19 for 2026-27.



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## FLOOR PLAN

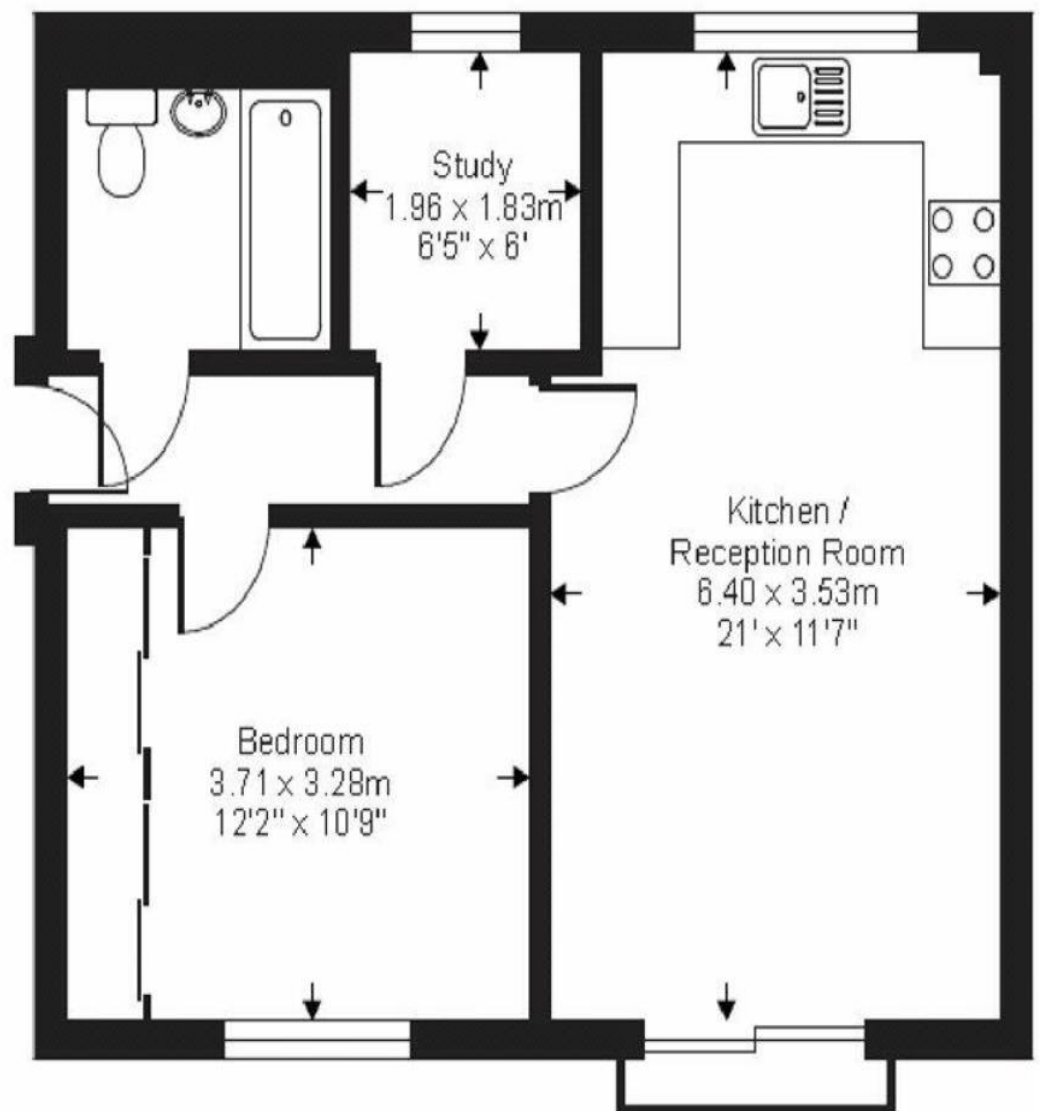
### Churchill Court, Eden Road, Dunton Green, Sevenoaks, TN14

Gross internal floor area (approx):

46.6 sq m / 502 sq ft

For Identification only - Not to scale

Niche Communications



## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



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