



Light and spacious two double bedroom apartment situated on the sought after Ryewood development in Dunton Green.

£375,000 **Leasehold**



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Dunton Green, Sevenoaks

 Bedrooms: 2

 Bathrooms: 2

 Receptions: 1

- CHAIN FREE
- Access to residents' gym
- Secure allocated parking space
- Access to residents' private woodland
- EPC rating B
- Council tax band C
- 988 years remaining on the lease

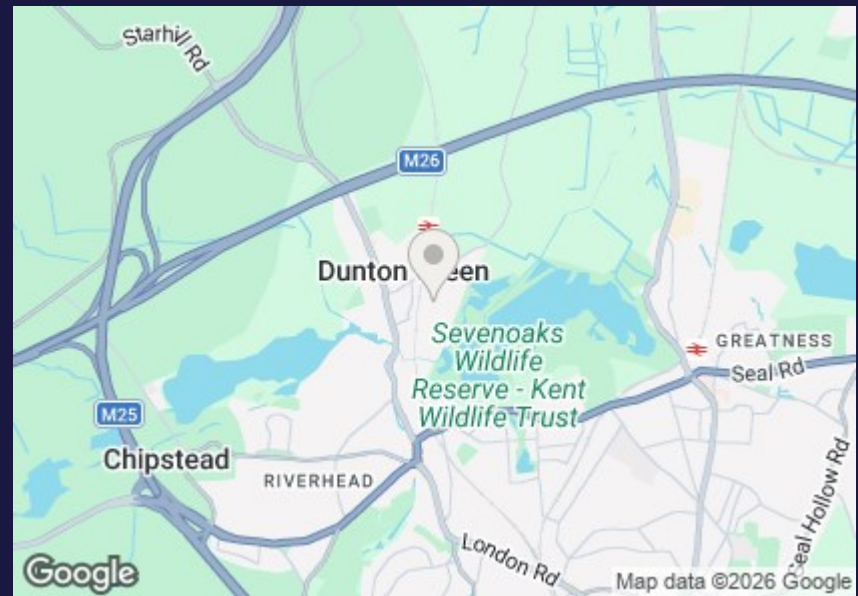
Well presented purpose built two double bedroom 1st floor apartment on the very sought after 'Ryewood' development within a 5 minute walk of Dunton Green station (commuter trains to Central London in 40 minutes).

The accommodation comprises an entrance hall with video entry and utility cupboard with washer-dryer. Spacious and bright open plan reception room with space for lounge and dining. Access to balcony and open plan to fully-fitted kitchen with integrated appliances (fridge freezer, oven, gas hob and dishwasher). Master double bedroom with built in wardrobes and en-suite shower room. Second double bedroom with built in wardrobes. Bathroom with shower over the bath.

Allocated parking space in gated courtyard. Access to a private woodland and the onsite gym.

- TENURE - Leasehold - 988 years remaining
- GROUND RENT - £437.66
- SERVICE CHARGE - £2545.80
- Mains electricity/gas/water/sewage
- Local Authority: Sevenoaks District Council
- Council tax band: Band C






Turning off of Rye Lane onto Champion Square, follow the road around onto Eden Road. Churchill Court is situated on the left, on the corner of Eden Road and Mere Road.



Total Area	67.5 sq m	726 sq ft
Living/Dining	5282 x 3860mm	17'4" x 12'8"
Kitchen	3277 x 2200mm	10'9" x 7'3"
Master Bedroom	3037 x 2894mm	10'0" x 9'6"
Bedroom 2	3382 x 2701mm	11'1" x 8'10"



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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