



Desirable, modern two bedroom apartment on the sought after Ryewood development, attractive location overlooking the fountains. Short walk to Dunton Green station. CHAIN FREE

£375,000 **Leasehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Baxley Court, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Sought after location
- Lovely outlook
- Secure parking
- Use of communal gym
- CHAIN FREE

Desirable, modern two bedroom apartment on the sought after Ryewood development, attractive location overlooking the fountains. Short walk to Dunton Green station (commuter trains to Central London in 40 minutes). CHAIN FREE

ACCOMMODATION

The apartment is reached from the secure communal main entrance with lift/stairs to second floor private flat entry. The accommodation comprises an entrance hall with wood-effect laminate flooring and two cupboards one housing the washing machine. Spacious and bright reception room with access to the balcony. Open plan fully-fitted kitchen with integrated appliances to include gas hob and electric oven, built-in fridge-freezer and dishwasher. Master double bedroom with fitted double mirrored wardrobe and ensuite shower room with large shower cubicle. Additional bathroom with tiled floor and shower over bath with screen. Further double bedroom.

OUTSIDE

Allocated parking space within the gated undercroft courtyard. Access to private woodland and on-site gym.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £3,722.24 per annum

Ground rent: £437.66 per annum

Local authority: Sevenoaks District Council

Council tax band: C

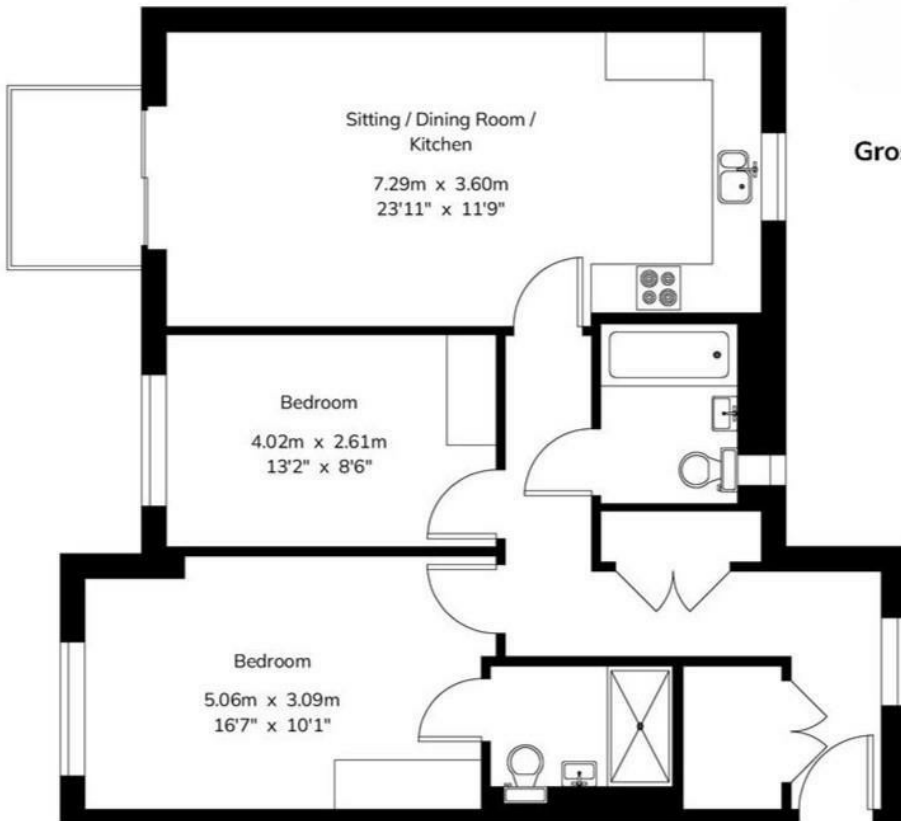
988 years remaining on the lease





From Sevenoaks station travel on the London Road A224 towards Riverhead take the second exit off the roundabout then the first exit towards Dunton Green. Take the second exit off the roundabout by Tesco continue onto the next mini roundabout and take the second exit towards Dunton Green station. Go past station road on the left and the Ryewood Estate is next right with Baxlev Court being the first block on the left.





Gross Internal Area : 76.3 sq.m (821 sq.ft.)



Second 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	84	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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