



Well presented top floor two bedroom apartment located under 100 yards from Dunton Green Station.

**£1,375 Per Calendar Month**



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## The Sidings, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Convenient location for Dunton Green Station
- Council tax band C
- EPC rating C
- Available immediately
- Allocated parking space

Modern second floor floor flat built in 2005 situated close to local amenities and within 100 yards of Dunton Green station (commuter trains to Central London in 40 minutes). Secure communal main entrance and stairs to private first floor flat entrance hallway. Hallway with laminate flooring, cloaks cupboard and airing cupboard. Spacious main reception room with Juliet balcony. Fitted kitchen with appliances including gas hob, electric oven, fridge, freezer and washing machine. Master double bedroom with wardrobes. Bathroom with white suite and shower over bath with screen. Further single bedroom. 1 allocated parking space. PLEASE NOTE: Large commercial vehicles are not permitted. Pets forbidden.

Available: NOW Unfurnished

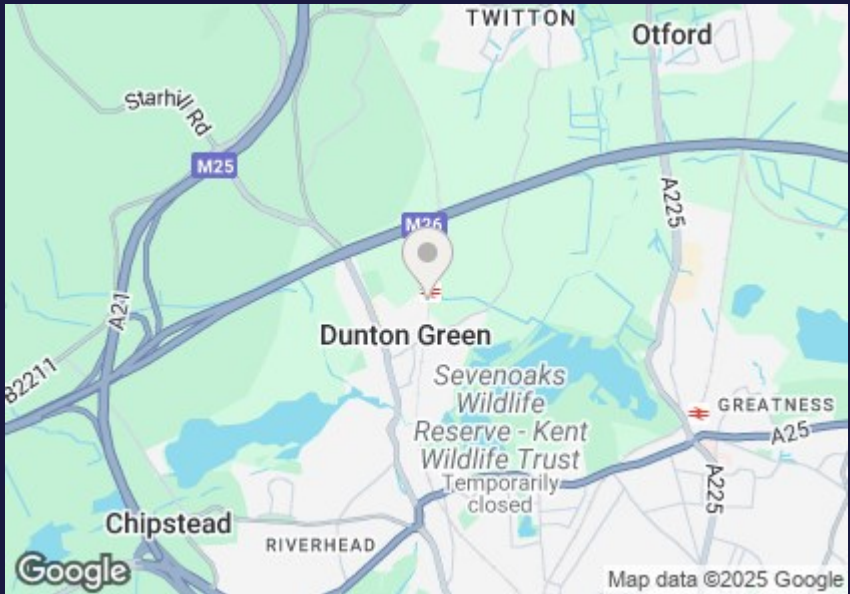
Council Tax Band: C

Holding Deposit: £317.00 (weeks rent)

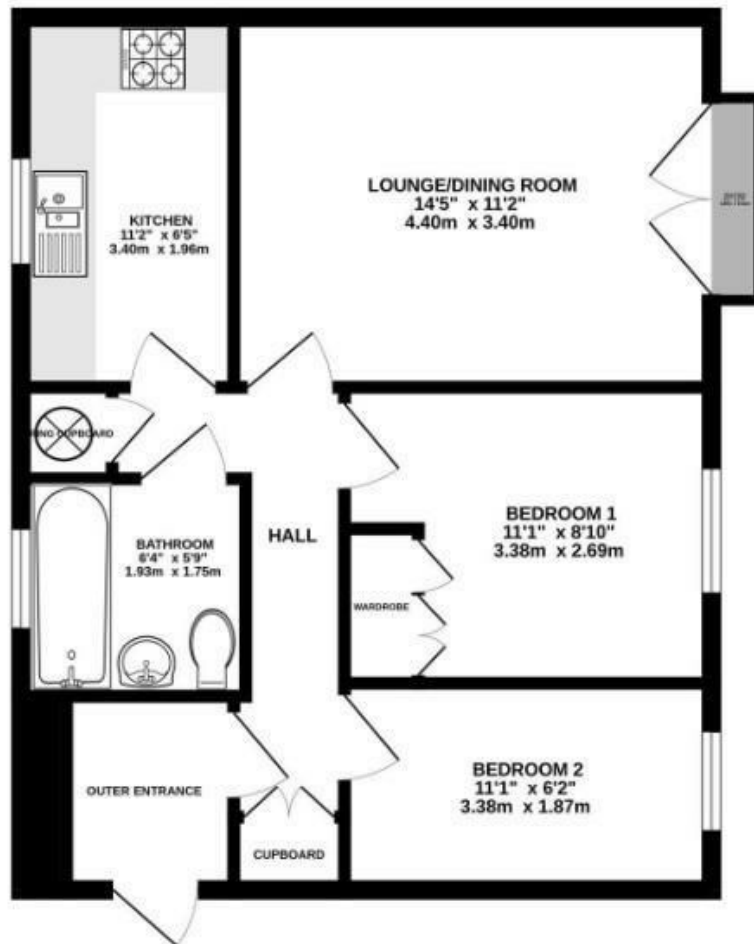
Deposit payable: £1,586.00 (5 weeks rent)

Initial term: 12 months minimum





SECOND FLOOR FLAT  
542 sq.ft. (50.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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