



Modern first floor flat built in the mid-2000s situated close to local amenities and within 100 yards of Dunton Green station (commuter trains to Central London in 40 minutes).

£269,950 Leasehold



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LETTINGS, SALES & PROPERTY MANAGEMENT

The Sidings, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Entry phone system
- Double glazed throughout
- 1 Allocated parking space
- Communal gardens
- Chain free



Modern purpose built first floor flat built in the mid-2000s, ideal for commuters being within 100 yards of Dunton Green station and close to local shops and school.

ACCOMMODATION

Secure communal ground floor entrance and stairs to private first floor flat entry. Entrance hall with wood effect laminate flooring, cloaks cupboard and airing cupboard. Spacious main reception room with space for lounge and dining areas and open plan to fitted kitchen. Master double bedroom with built-in wardrobes and en-suite shower room. Carpeted single bedroom. Bathroom with white suite and shower over bath with screen.

OUTSIDE

Allocated parking space within communal carpark. Ground floor communal entrance approached via a paved pathway around the side of the building. Communal gardens.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

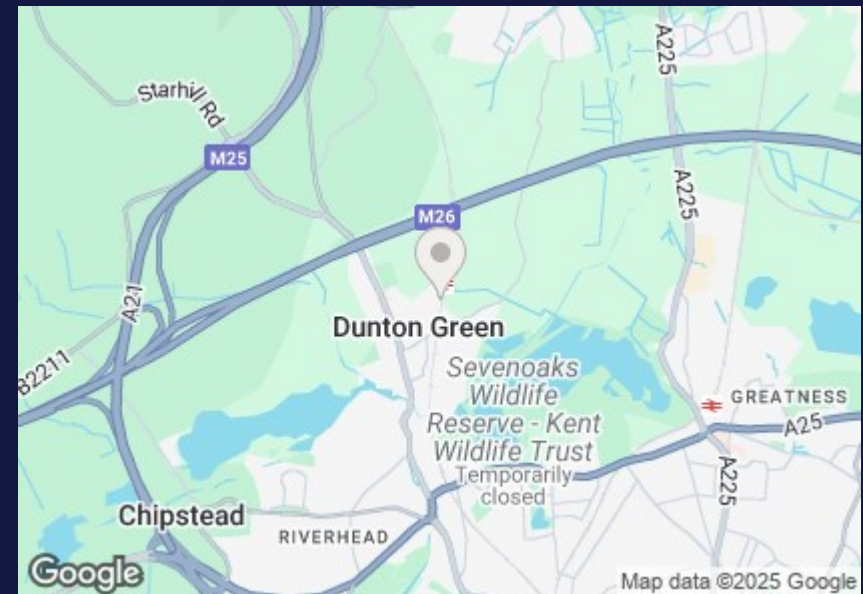
Service Charge: £2,750 per annum

Ground Rent: £150 per annum

Local authority: Sevenoaks District Council

Council Tax Band: C






As you drive down Station Road towards Dunton Green station, the flat is located in the first block on your left. There is parking on the road and the front communal door is accessed down the side of the building.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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