



Beautifully presented apartment situated on the popular Ryewood Development within a 5 minute walk of Dunton Green station with good links to London.

**£365,000**    **Leasehold**



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## Ryewood, Dunton Green, Sevenoaks

 Bedrooms: 2

 Bathrooms: 2

 Receptions: 1

- Well presented
- Desirable location
- Use of on site gym
- Allocated parking
- CHAIN FREE

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### ACCOMMODATION

Secure communal main entrance with entry phone system. Well maintained communal areas with stairs or lift to the first floor. The accommodation comprises an entrance hall with utility cupboard to house the washing machine. Open plan reception, dining and fitted kitchen comprising smart units with integral appliances, including dishwasher, fridge/freezer, hob & oven, open plan to reception room. Master bedroom with fitted wardrobes and en-suite shower room. Second double bedroom. Family bathroom with a shower over the bath.

**OUTSIDE:** Secure allocated parking for one car. Additional visitor parking. Membership to on-site gym and access to private woodlands.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £1,737.23 per annum

Ground rent: £437.66 per annum

Local Authority: Sevenoaks District Council

Council tax band: Band C

236 years remaining on the lease






From Sevenoaks town centre proceed in a northerly direction down London Road. Continue through the village of Riverhead, past the large Tesco store on the left. At the mini roundabout turn right in to station road/Rye Lane and take the 4th turning on the right in to Champion Square, take the first left and Yarnold Court is the first block on the left.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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