



A unique contemporary second floor apartment in one of the most desirable blocks on the Ryewood development. The property is within walking distance of the station and local shops.

£325,000 Leasehold



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LETTINGS, SALES & PROPERTY MANAGEMENT

Eden Road, Dunton Green, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 1

- Modern contemporary style
- Secure parking
- Spacious accommodation
- On site gym
- CHAIN FREE



Unique contemporary second floor apartment in one of the more desirable blocks on the Ryewood development. The property is within walking distance of the station and local shops.

The immaculately presented accommodation totals approximately 818 sqft comprising a hallway with double doors to utility cupboard housing wall mounted boiler with space and plumbing for washing machine and additional storage space. Spacious sitting/dining room, open plan to the smart fitted kitchen. Appliances include an oven, hob microwave, integral fridge freezer and dishwasher. Principle double bedroom leading to the en-suite shower room with heated towel rail and rainforest shower. Second double bedroom and main bathroom.

Allocated secure parking for one car. Membership to the residents only on site gym and use of an area of private woodland.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

Service Charge : £2570.00 per annum

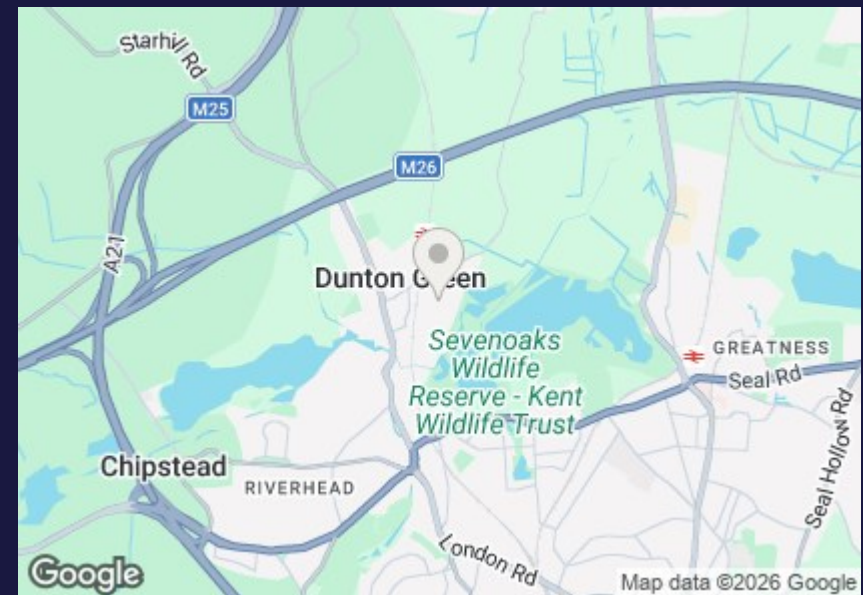
Ground rent : £437.66 per annum

Local authority: Sevenoaks District Council

Council Tax Band: C

Leasehold: 236 years remaining





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 Campion Square, take the second left then the first right in to Eden Road.





Second Floor

Total floor area 76.0 sq. m. (818 sq. ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro