



# JONATHAN HALL

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Ashbee Court, Eden Road, Dunton Green, Sevenoaks, TN14 5FY

Price Range: £315,000 to £335,000

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An exceptionally spacious (837 SQ FT) and superbly presented ground floor apartment, with a large open-plan kitchen/sitting/dining room, principal bedroom with a modern ensuite shower room, second bedroom, modern bathroom, allocated parking, onsite gym, delightful communal gardens with children's play areas and NO ONWARD CHAIN. Located on the popular Ryewood development, close to Sevenoaks Wildlife Reserve with beautiful walks around the lakes, and only 0.4 miles from Dunton Green railway station with London Bridge from only 30 minutes; and local shops, restaurants, takeaways, pubs, parks, and primary schools in both Dunton Green and Riverhead.

### Summary

- Extremely Spacious Ground Floor Apartment
- Superbly Presented Accommodation
- Large Open-plan Kitchen/Sitting/Dining Room
- Bedroom with En-Suite Shower Room
- Second Bedroom & Bathroom
- Allocated Parking Space
- Delightful Communal Gardens & Gym
- Approx 0.4 Miles to Dunton Green Station
- With London Bridge from 30 Mins
- No Onward Chain

## Accommodation

Accommodation: entrance hall with a large built-in cupboard and built-in utility cupboard with space for a washer-dryer; a spacious dual-aspect open-plan kitchen/sitting/dining room with window to front and sliding patio door to side with Juliet style guard rail, wood effect flooring, and contemporary fitted kitchen comprising wall and base units, worktops and matching splashbacks, sink with filtered drinking water tap, four ring gas hob with extractor hood above, built-in oven, built-in microwave, integrated dishwasher, integrated fridge freezer and tiled floor; two double bedrooms, both with mirror fronted fitted double wardrobes and wood effect flooring; ensuite shower room to the principal bedroom with walk-in shower with glass screen, WC and washbasin, heated towel rail, part tiled walls and tiled floor; bathroom with bath with shower and screen, WC and washbasin, heated towel rail, part tiled walls and tiled floor.

## Outside

There is an allocated parking space in a electric gated courtyard; use of a private onsite gym for the use of residents of the Ryewood development; in addition, there are also delightful communal landscaped gardens and grounds with multiple seating areas and children's play areas for the residents of the development.

## Agents Note

The property is leasehold with a 250-year lease from January 2013, is in council tax band C, and it also benefits from gas central heating, double glazing and entry phone. The vendor informs us the ground rent is £440 per annum and the service charge is £2,468.40 per annum. Please note the apartment is currently rented out at £1475 PCM (TBC).





## Location

The village of Dunton Green benefits from a railway station with London Bridge from only 30 minutes, an excellent park with a great children's playground, tennis court and basketball court, a primary school, local shops, a couple of pubs, restaurants and takeaways.

Sevenoaks town centre with its comprehensive range of restaurants, coffee shops, pubs and shops, and cinema/theatre is approximately 2 miles away. In and around Sevenoaks are five supermarkets including Waitrose, Sainsburys, Tesco, Lidl and Aldi.

There is a wide range of local leisure facilities including Sevenoaks Leisure Centre, a range of gyms, cricket club, rugby club, football club, hockey club, Golf Club, Knole House and Deer Park, and Sevenoaks Wildlife Reserve.



There are a variety of excellent state and private primary and secondary schools in and around Sevenoaks, including two Grammar schools and the renowned Sevenoaks Public School.

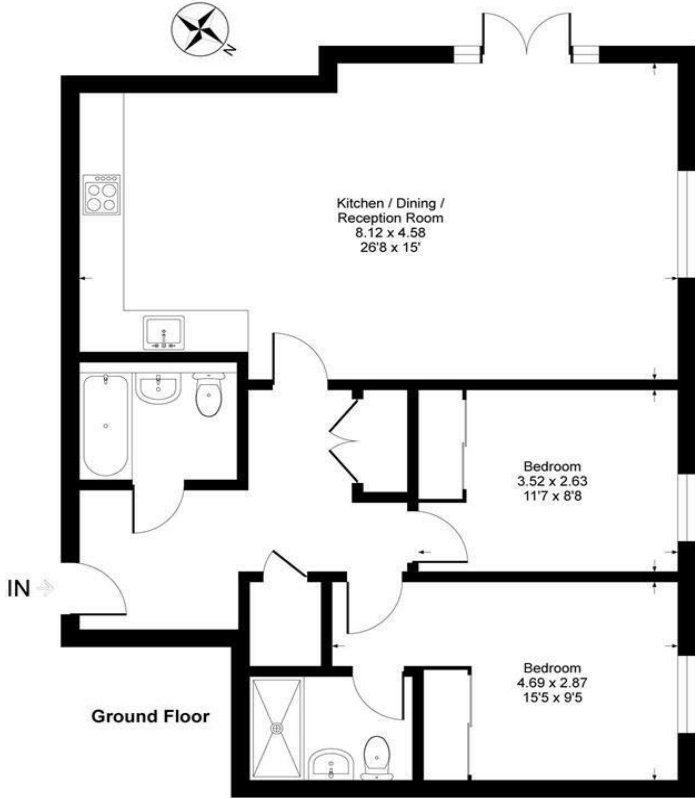
Access to the A21 and M25, leading to the London airports and Bluewater Shopping Centre, is approximately 2.3 miles away.

Sevenoaks mainline railway station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is approximately 2 miles away.



*An exceptionally spacious and superbly presented ground floor apartment, situated close to Sevenoaks Nature Reserve and Dunton Green railway station, with London Bridge from only 30 minutes.*





Approximate Gross Internal Area = 78 sq m / 837 sq ft

- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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