



# Well-presented second floor apartment with parking

**Swinton Court, Mere Road, Dunton Green, Sevenoaks, TN14**

£1,275 pcm plus fees apply, Unfurnished  
Available now





Bright and well-presented apartment • Dunton Green station approx. 0.3 miles • Sevenoaks station approx. 1.8 miles • Secure parking space • Access to communal gym

### Local Information

Swinton Court is set within the attractive Ryewood development, situated in a convenient position approximately 0.3 miles of Dunton Green station. Dunton Green and Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is approximately 2.3 miles with its multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Sevenoaks (approx. 2.3 miles), Tunbridge Wells and Bluewater Shopping Centre.

Mainline Rail Services: Dunton Green (approx. 0.3 miles) to Charing Cross, Sevenoaks (approx. 1.8 miles) to Cannon Street/Charing Cross.

Schools: There are many sought after private and public schools in the area.

Motorway Links: Junction 5 of the M25 provides access to the motorway network, Gatwick and Heathrow Airports and the Channel Tunnel.

Please note that all distances are approximate.

### About this property

A modern second floor apartment offering bright and open plan living accommodation set in the popular Ryewood development with attractive communal grounds and the use of a private residents gym.

The entrance hall has a utility cupboard (with space for a washing machine) and an airing cupboard.

The living/dining room is light and spacious, with a view to the rear and space for a table and chairs.

The stylish and modern kitchen area is fitted with a range of high gloss wall and base units with work surfaces incorporating a 1½ bowl sink. Siemens appliances include an electric hob with extractor over, eye level oven, microwave, dishwasher and a fridge freezer.

The bright and spacious master bedroom has a view to the rear, and benefits from built in wardrobes and a modern en suite shower room.

There is a further double bedroom, also with a view to the rear.

A stylishly appointed bathroom completes the accommodation.

The parking area is approached via electrically operated wrought iron gates.

Any furniture shown in the photographs, or seen in the property is not included as part of the letting unless specifically mentioned.







Swinton Court, Mere Road, Duntun Green, Sevenoaks, TN14  
Gross Internal Area 773 sq ft, 71.8 m²

**Furnishing:** Unfurnished

**Local Authority:** Sevenoaks District Council: Council Tax Band = C

**Energy Performance:** EPC Rating = B

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks  
Lettings Office Telephone: +44 (0) 1732 789 760.



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For identification only. Not to scale.  
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Approximate IPMS2 Floor Area = 70.6 sq m / 760 sq ft  
Limited Use Area = 1.2 sq m / 13 sq ft  
**Total = 71.8 sq m / 773 sq ft**



Second Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 232936

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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