



## IMMACULATELY PRESENTED FIRST FLOOR APARTMENT WITH SECURE PARKING

ARDLEY COURT, CAMPION SQUARE  
DUNTON GREEN, SEVENOAKS, KENT, TN14 5FJ

**Guide Price £350,000, Leasehold**

savills



## WITHIN 0.3 MILES FROM DUNTON GREEN STATION

- Light & spacious apartment with balcony
- Dunton Green station 0.3 miles
- Sevenoaks station 1.8 miles
- 1 Reception Room
- 2 Double Bedrooms
- 2 Bath/Shower rooms
- Secure covered parking space
- EPC = B • Council Tax = C

### Situation

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

- Local Shopping: There is a public footpath to Tesco superstore in Riverhead (0.7 miles).
- Comprehensive Shopping: Sevenoaks (2.3 miles), Tunbridge Wells and Bluewater Shopping Centre.
- Mainline Rail Services: Dunton Green (0.3 miles) to Charing Cross, Sevenoaks (1.8 miles) to Cannon Street/Charing Cross/London Bridge.
- Schools: There are many highly regarded state and private schools in the area.
- Leisure Facilities: Rye Wood with its woodland walks. Wildernesse and Knole Golf clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenbrough. Sevenoaks Sports and Leisure Centre. Cricket, Hockey, Football and Rugby in the Vine area of Sevenoaks. London Golf Club in West Kingsdown.
- Motorway Links: Junction 5 of the M25 provides access to the motorway network, Gatwick and Heathrow Airports and the Channel Tunnel. **Please note all distances are approximate.**

### Description

3 Ardley Court is a modern first floor apartment built in 2013, and offers bright and open plan living accommodation, together with two double bedrooms, two well-appointed bath/shower rooms and a delightful balcony. Also of benefit is a secure, covered parking space, lift, telephone entry system and the remainder of a 10 year NHBC warranty. The apartment is set in the popular Ryewood development with attractive communal grounds, the use of a private residents gym, and is ideally situated within 0.3 miles of Dunton Green station.





- The entrance hall has a utility cupboard, with space for a washing machine and tumble dryer.
- The double aspect sitting/dining room is light and spacious, with sliding doors opening to the delightful balcony.
- The stylish kitchen area is fitted with a range of wall and base units with work surfaces incorporating a 1½ bowl sink. Siemens appliances include a gas hob with extractor over, eye level oven, microwave, dishwasher and a fridge freezer. There is a view to the side.
- The spacious master bedroom benefits from triple built-in wardrobes, an accompanying modern en suite shower room and a view to the side.
- There is a further double bedroom which is currently being utilised as a study.
- There is also a useful built-in airing/storage cupboard.
- A stylishly appointed bathroom completes the accommodation.
- The apartment benefits from a delightful balcony.
- There is a secured covered parking space and a secure bike store.

**Tenure:**  
Leasehold

**Services:**  
All mains services connected. Gas fired central heating.

**Local Authority:**  
Sevenoaks District Council 01732 227 000.

**Outgoings:**  
Tax Band 'C' 2019/2020 £1,676.58. Ground rent approx. £300.00 annually. Service/Maintenance charge approx. £1,753.00 annually.

#### Directions

From Sevenoaks High Street head North on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights proceed down the hill past Sevenoaks train station into Riverhead village for about 1.2 miles. Turn right at the roundabout and continue forward at the second roundabout. Continue straight over the roundabout with Tesco on the left hand side and at the mini roundabout take a right turn into Station Road. Continue under the Railway bridge and turn right into the Ryewood development. On entering the development, take the first turning on the left signposted Campion Square. Continue on this road before taking the first turning on the right and Ardley Court will be found on the right shortly thereafter.

#### Viewing

Strictly by appointment with Savills.



## FLOORPLANS

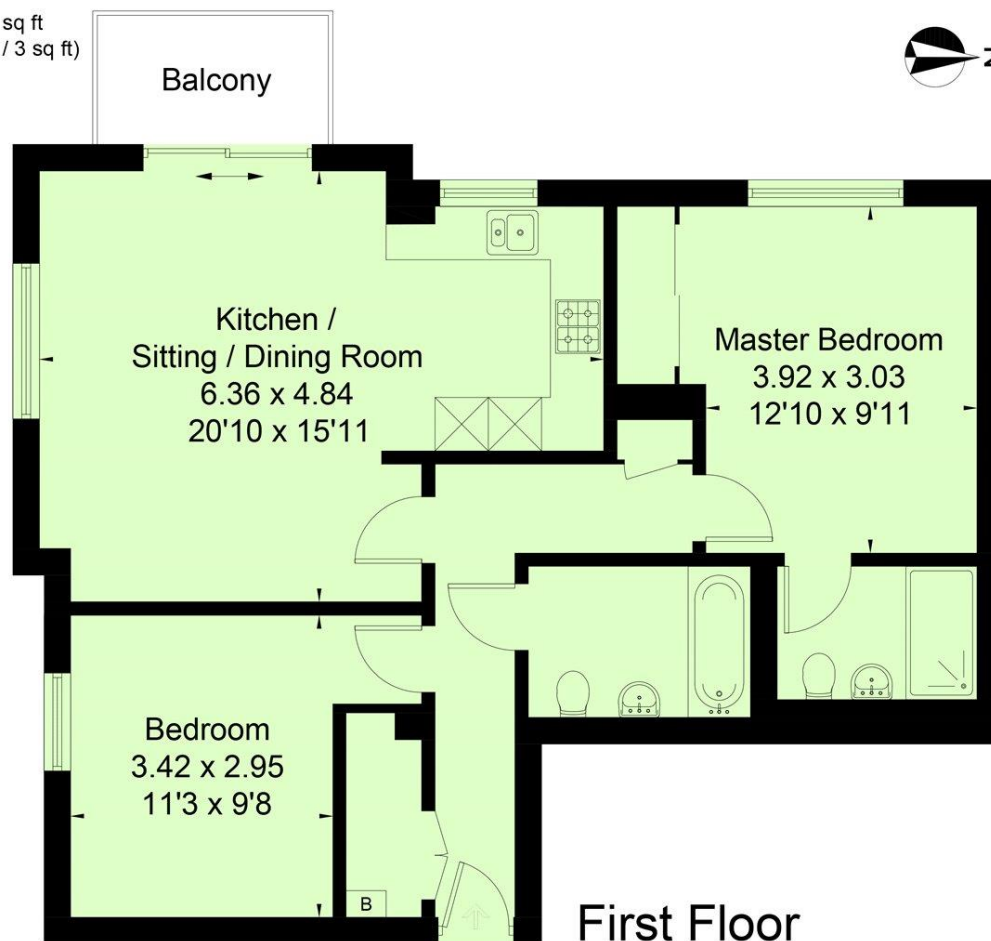
Gross internal area: 791 sq ft, 73.5 m<sup>2</sup>



Approximate Area = 73.5 sq m / 791 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)  
For identification only. Not to scale.

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Flat



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (95-100) <b>A</b>                           |  |         |           |
| (81-95) <b>B</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>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England, Scotland & Wales                   |  | 83      | 85        |
| EU Directive 2002/91/EC                     |  |         |           |