



Contemporary top floor apartment, set in a popular development approx. 0.3 miles from Dunton Green station.

15 Swinton Court, Mere Road, Dunton Green, Sevenoaks, TN14 5FX

£375,000 Leasehold





- Substantial top floor apartment
- Set in the popular Ryewood development
- Dunton Green station approx. 0.3 miles
- Superb open plan kitchen/dining/sitting room
- Residents gym & attractive communal grounds
- Secure gated parking

#### Local Information

15 Swinton 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.

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

Schools: There are many highly favoured schools in the area, both state and private.

Leisure Facilities: 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.

All distances are approximate.

#### About this property

15 Swinton Court is one the largest two bedroom apartments within the popular Ryewood development. It is arranged over the top floor of Swinton Court and boasts 1,027 sq ft of accommodation with an outlook over woodland. Also of benefit is telephone entry system, lift access, secure gated parking space and the remainder of a 10 year NHBC warranty. Set within the popular Ryewood development with attractive communal grounds, the use of a private residents gym, and well located within approx. 0.3 miles of Dunton Green station.

The entrance hall benefits from a built in cupboard with space a washer/dryer and an airing cupboard.

The generously proportioned sitting/dining room links with the kitchen to provides an excellent open plan space, ideal for both everyday living and entertaining.

The kitchen is fitted with a contemporary range of wall and base cupboards with work surfaces incorporating a Blanco 1½ bowl sink. Integral Siemens appliances include a hob (with extractor fan over), oven, combination microwave, dishwasher and fridge/freezer.







The spacious principal bedroom benefits from built in wardrobes and an accompanying en suite shower room.

There is one further double bedroom, which also includes built in wardrobes.

The well-appointed bathroom comprises a bath with shower attachment, wall mounted wash basin, heated towel rail and W.C. completing the accommodation.

The property benefits from one secure gated parking space and visitors parking.

**Agent note:**

Photographs taken February 2018.

**Tenure**

Leasehold

250 years from 1<sup>st</sup> January 2013.

**Local Authority**

Sevenoaks District Council

**Outgoings**

Current ground rent approx. £300.00 per annum

Current service charge approx. £2,000.00 per annum

**Energy Performance**

EPC Rating = B

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone: +44 (0) 1732 789 700.



15 Swinton Court, Mere Road, Dunton Green, Sevenoaks, TN14 5FX  
Gross Internal Area 1027 sq ft, 95.4 m²

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15 Swinton Court, Dunton Green  
Gross Internal Area (approx)  
Flat = 95.4 sq m / 1027 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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