



Swinton Court

Mere Road, Dunton Green, Sevenoaks, Kent, TN14 5FX

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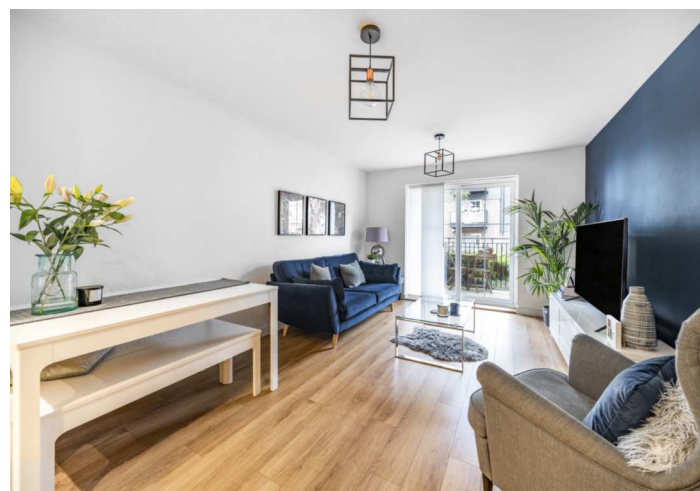
A stylish ground floor apartment with private balcony, secured parking and the use of a resident's gym. The property is located on an exclusive development built by Berkeley Homes in 2016 within a short walk of Dunton Green Station.

- Ground floor apartment
- 1 bedroom, 1 bathroom
- Private balcony/patio
- Open-plan living
- Secured allocated parking
- Walking distance to Dunton Green station
- On-site residents gym, play parks and woodland
- Remainder of a 10 Year Warranty

PROPERTY

This fantastic apartment was built in 2016 and features open plan living, finished to a high specification. The property is accessed via a communal entrance way at the front of the building with a lift and separate stairwell leading to the upper floors.

The front door opens into a generous entrance hall with video entry system and 2 large storage cupboards. One of the cupboards houses the boiler and has space and plumbing for a washing machine. The open plan reception room offers plenty of living, dining and kitchen space and is over 24 feet in length, making it ideal for entertaining. A sliding door leads out to a large private balcony, which provides a lovely spot to sit and enjoy a drink in the fresh air. The kitchen is fitted with a stylish range of white wall and base units with soft closing feature. A grey laminate worktop runs over incorporating



a stainless steel sink and drainer unit with matching upstand. Integrated appliances include an oven, 4 ring gas hob, microwave oven (all Siemens), concealed extractor fan, fridge/freezer and a dishwasher.

The spacious master bedroom has a built-in wardrobe with mirrored sliding doors and luxury carpeted floors. The bathroom is finished with stylish tiles from Porcelanosa and features a modern white suite including wall mounted sink, WC, hidden mirrored storage, heated towel rail and shower over the bath.

OUTSIDE

The apartment benefits from a private balcony/patio accessed from the main reception room. There are some nicely landscaped communal grounds available for the enjoyment of the residents including play parks, private woodlands and a resident gym. A footpath at the south side of the development also provides direct access into Sevenoaks Wildlife Reserve. The property also comes with an allocated parking space in a secured car park at the rear of the building with further visitor parking spaces available.

LOCATION

The property is conveniently located approximately 0.4 of a mile from Dunton Green railway station (direct rail services to London in as little as 41 minutes) and is 0.7 of a mile from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself and Riverhead village about a mile distant has further shops and amenities.

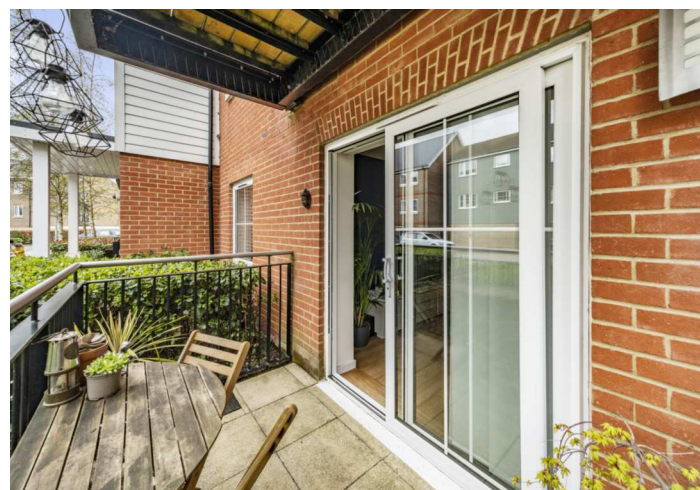
The nearest town is Sevenoaks approximately 2.3 miles away, where one can find an excellent range of shops and restaurants and recreational facilities including the leisure centre, Vine Cricket Ground and Knole Park.



Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes) is about 1.8 miles away. Access to the M25 (junction 5) is 2 miles away at the Chevening interchange.

Schooling is excellent in the area comprising of Amherst Junior and Riverhead Infants School, Dunton Green Primary School, Otford Primary School and Chevening Primary School along with a number of well renowned independent primary and secondary schools. There are also school buses for Tonbridge and Sevenoaks schools stopping in the village. For younger families, the property is also walking distance to Squiggles Day Nursery in Riverhead.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place, Old Soar Manor and Lullingstone Roman Villa.

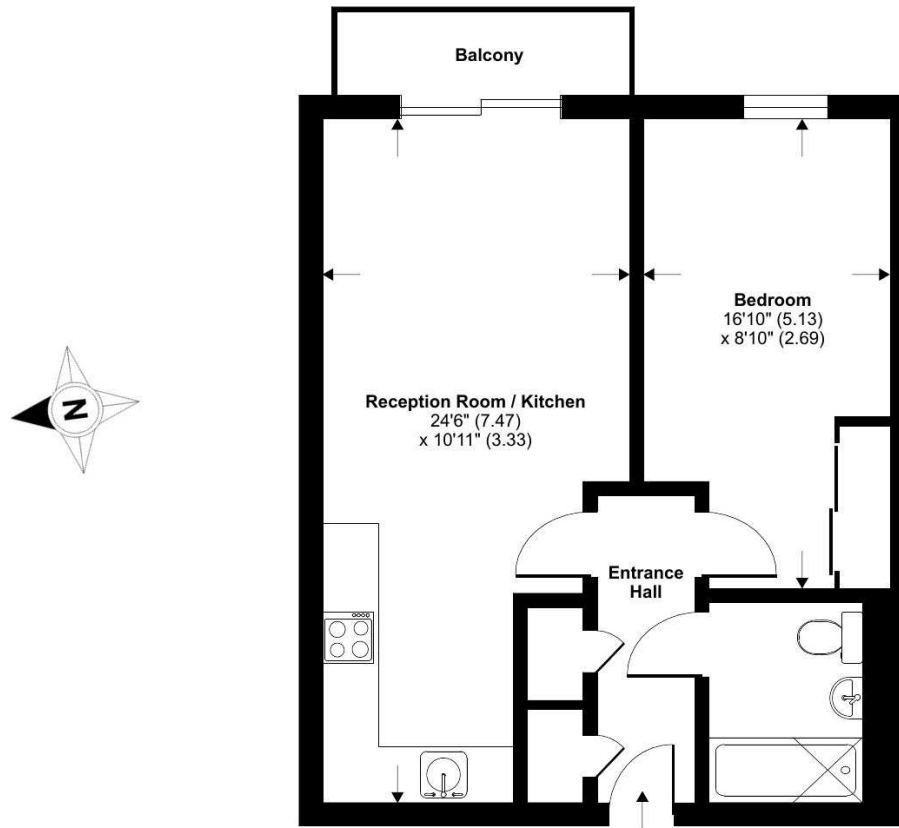




Mere Road, TN14

Approximate Area = 498 sq ft / 46.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2021. Produced for Humberts. REF: 1107081

TENURE

Leasehold, 250 years from 01/01/2013.

CHARGES

Service charge is £1,340 per annum.

Ground rent is £365 per annum.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC rating B.

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