



## Knowles Court

Campion Square, Dunton Green, Sevenoaks, Kent, TN14 5GQ

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CHAIN FREE. A stylish first floor apartment with 1 bedroom, 1 bathroom, double-sized private west facing balcony, secured parking and the use of a resident's gym. Built in 2018 and located only 0.3 miles from Dunton Green Station with the remainder of a 10 Year Warranty.

- CHAIN FREE
- First floor apartment
- Extra large private balcony
- 1 bedroom, 1 bathroom
- Residents gym, play parks and private woodland
- Open-plan living
- Secured allocated parking
- High Spec finish
- 0.3 miles to Dunton Green station
- Remainder of a 10 Year Warranty

### PROPERTY

This fantastic apartment was built in 2018 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 a large storage cupboard, which houses the boiler and has space and plumbing for a washing machine.

The open plan kitchen / reception room is particularly bright thanks to a set of sliding glass doors, which lead out



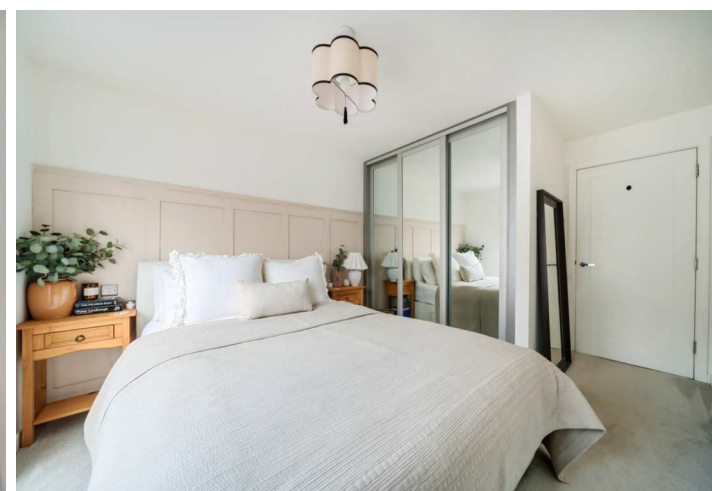
to an extra large private balcony, which provides a lovely spot to sit and enjoy a drink in the fresh air. The kitchen is fitted with a stylish range of handle-free wall and base units with soft closing feature. A laminate worktop runs over incorporating a stainless steel sink and drainer unit with matching upstand. Integrated appliances include an oven, 4 ring induction hob, microwave oven (all Siemens), concealed extractor fan (Elica), fridge/freezer and a dishwasher (Bosch).

The spacious master bedroom has built-in wardrobes with mirrored sliding doors, luxury carpeted floors and another set of sliding doors leading out onto the balcony. The bathroom is finished to a high standard with stylish tiles from Porcelanosa, a modern white suite, hidden mirrored storage, heated towel rail and shower over the bath.

## OUTSIDE

The apartment benefits from a double-sized private balcony accessed from the main reception room and bedroom. It is west facing and gets plenty of afternoon sun.

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 underneath the building with further visitor parking spaces available.





## LOCATION

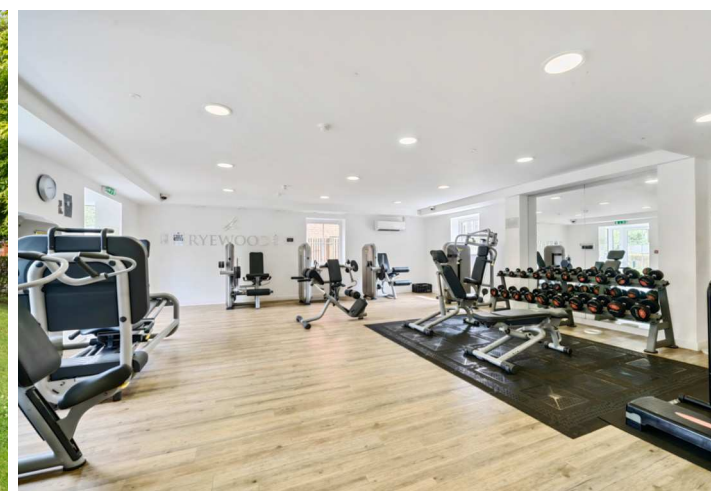
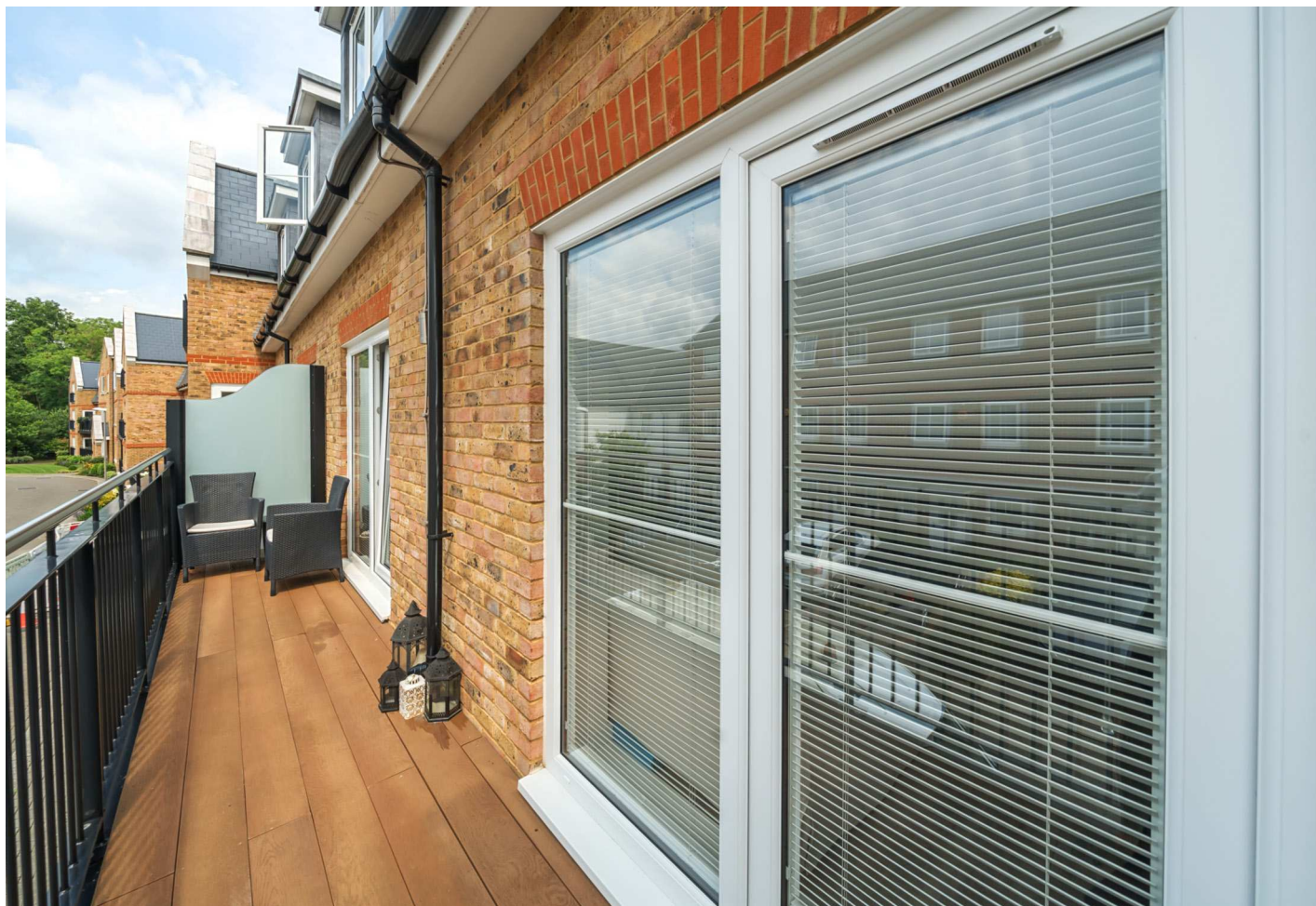
The property is conveniently located approximately 0.3 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.7 of a mile from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself 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.







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Approximate Area = 435 sq ft / 40.4 sq m

For identification only - Not to scale

## TENURE

Leasehold, 250 years from 01/01/2013.

## CHARGES

Service charge £1,530 per annum (next reviewed in December 2024).

Ground rent £365 per annum (next reviewed on 01/01/2033).

## SERVICES

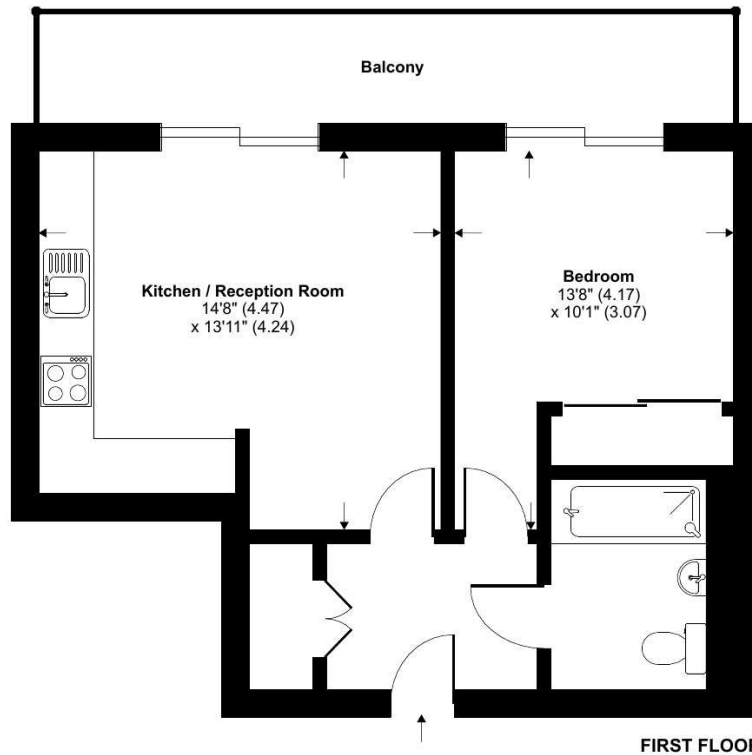
All mains services are connected.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating B.

## LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Humberts. REF: 1160041

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