



## Harrison Court

Eden Road, Dunton Green, Sevenoaks TN14

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Contemporary two bedroom apartment in the popular Ryewood Development within easy reach of amenities including Dunton Green mainline station.

- Close to Dunton Green Station
- East facing balcony
- Good size double bedrooms
- Integrated appliances

### THE PROPERTY

Beautifully presented two bedroom flat on the first floor of this three storey building, boasting a lovely dual aspect position located on the desirable Ryewood, a Berkeley Homes development.

You enter the property into the hallway which provides two large cupboards for storage and access to the rest of the accommodation.

The open plan kitchen/dining/living space is of a good size with room for both dining table and sofas and benefits from sliding doors leading out onto the balcony.

The kitchen is well appointed and features a range of white modern units topped with wood effect laminate worktops and fitted with built in washing machine, fridge freezer, oven and hob.

Both bedrooms are of a good size, the main of which features built in wardrobes.

### GARDENS AND GROUNDS

The property benefits from its own private balcony that is accessed from the main living space in addition to some nicely landscaped communal grounds that are available





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for the enjoyment of the residents including play parks, private woodlands and a resident's gym.

A footpath at the south side of the development also provides direct access into Sevenoaks Wildlife Reserve. The property comes with an allocated parking space with further visitor parking spaces available.

## SURROUNDING AREA

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 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.

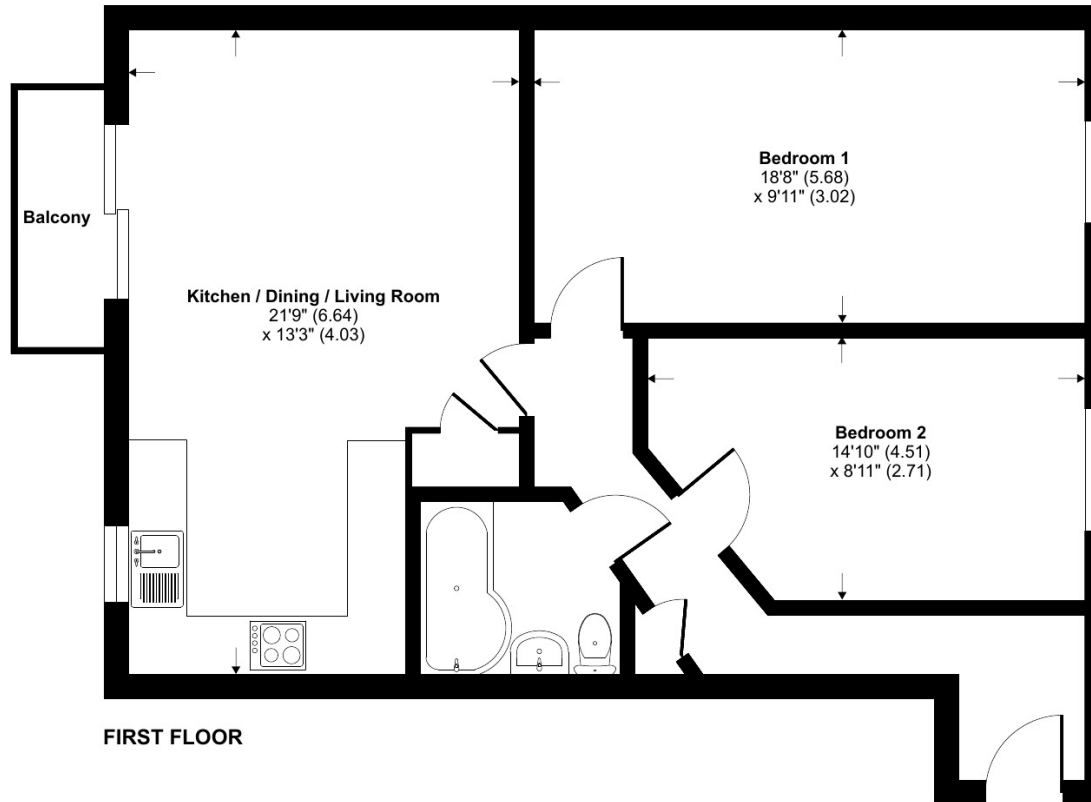
The nearest town is Sevenoaks approximately 2.3 miles away, where one can find an excellent range of shops and restaurants and recreational facilities including the leisure centre, Vine Cricket Ground and Knole Park. Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing 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.

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 = 764 sq ft / 71 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Humberts. REF: 1152988

## SHARED OWNERSHIP

This is currently a shared ownership property. The current asking price is for the full 100% purchase but subject to qualifying, a purchaser can buy the flat for 45% of its value (subject to contract) and will then pay a monthly rent to the housing association for the remaining 55%. This can then be purchased later if desired. Anyone interested in this shared ownership will need to register with Orbit Housing. For further information and for any questions you may have regarding Shared Ownership please go to the following website: <https://www.orbithomes.org.uk/ways-to-buy/shared-ownership/>

## SERVICES

All mains services are connected.

## LOCAL AUTHORITY

Sevenoaks District Council - Band C.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

## TENURE

Leasehold - Lease expires 31/03/2141  
Annual Service Charge - currently £2,202  
Ground Rent - currently £240.72  
Shared Ownership Rent (if buying 45% share) - £600 per month.

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