



Yarrow Court

Campion Square, Dunton Green, Sevenoaks TN14

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A stylish first floor apartment with 2 bedrooms, 2 bathrooms, balcony, secured parking and use of a residents gym. Located on an exclusive development, built in 2013 within a short walk of Dunton Green Station.

- A stylish first floor apartment
- Private balcony
- Open plan living
- Secure, allocated parking

THE PROPERTY

A stylish first floor apartment boasting a private balcony, set within the desirable Ryewood Development, a short walk from Dunton Green mainline station. Benefits include an onsite gym for residents' use and allocated parking. Built in 2013 and featuring open plan living, finished to a high specification.

The property is accessed via a communal entrance way at the front of the building. The front door opens into a generous entrance hall with 2 large storage cupboards including a utility cupboard which houses the boiler and has plumbing for a washing machine. High quality wood effect flooring flows through most of the living space with tiles in the kitchen area and bathrooms and carpet in the bedrooms.

The open plan reception room offers plenty of living / dining and kitchen space and is over 24 feet long, making it ideal for entertaining. The kitchen, which is bigger than some of the other apartments is fitted with a particularly stylish range of grey wall and base units with soft closing feature. A complimentary wood effect laminate worktop runs over incorporating a stainless steel sink and drainer



unit with matching upstand and splashback. Integrated appliances include an oven, 4 ring gas hob, microwave oven, fridge/freezer, concealed extractor fan and a dishwasher.

The living space provides access to the spacious balcony which has a double aspect, being positioned on the corner of the building and provides a lovely spot to sit with a coffee.

The spacious master bedroom has a built-in wardrobe with mirrored sliding doors and an ensuite shower room with large walk-in shower.

Bedroom two can comfortably accommodate a double bed and there is a separate family bathroom finished to a high standard with a tasteful combination of porcelain tiles, a modern white suite, hidden mirrored storage, heated towel rail and shower over the bath.

OUTSIDE

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 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 gates operated by remote fob. Further visitor parking spaces are available.

SURROUNDING AREA

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 0.8 of a mile from the Tesco superstore (0.5 of a mile on foot).



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) and A21 can be found at the Chevening interchange approximately 2 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

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, to name just a few.





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Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale

TENURE

Leasehold

250 years from January 2013.

CHARGES

The Service Charge is currently £2830 per annum & reviewed again 01/04/2025

Ground rent is currently £437.55 per annum and reviewed every 10 years.

SERVICES

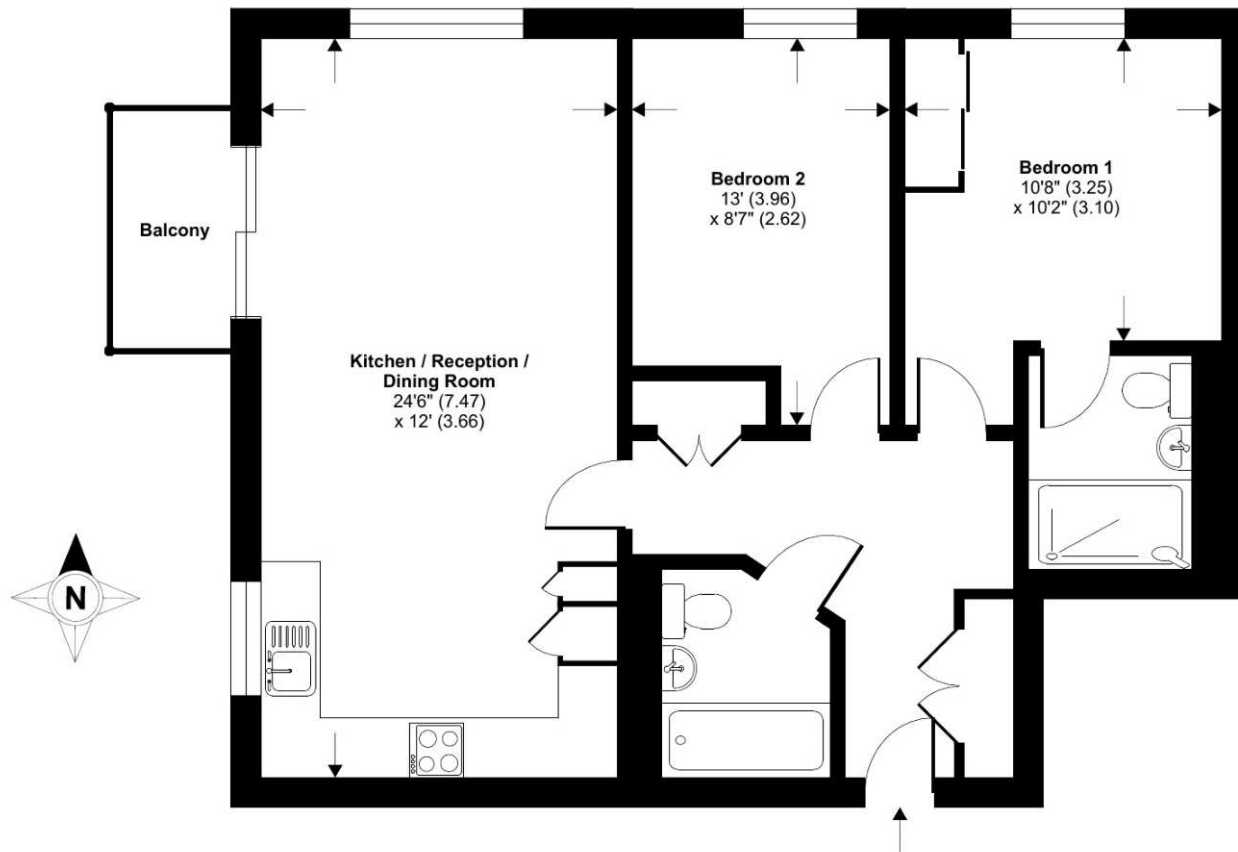
All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band C.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1225396

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