



22 Swinton Court Mere Road, Dunton Green, Sevenoaks, TN14 5FX.

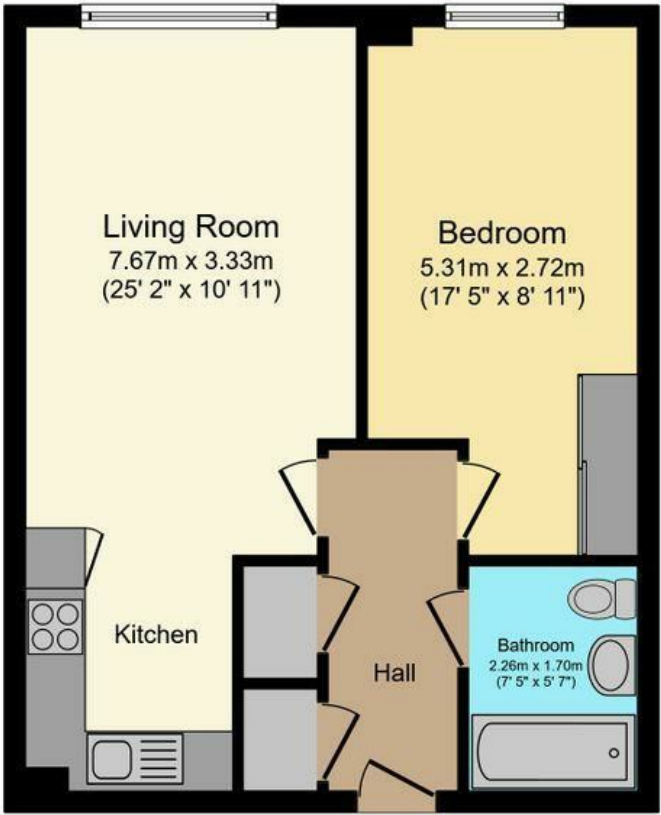
Guide price £250,000 - £265,000

Jack Charles
Estate Agents

Sales & Lettings

- Ground Floor Flat
- Open Plan Living / Kitchen / Dining Room
- Secure Gated Allocated Parking
- Well Presented
- Family Bathroom
- Communal Gardens, Play Areas
- Long Lease (244 Years Remaining)
- Double Bedroom With Fitted Wardrobes
- On Site Bike Store

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

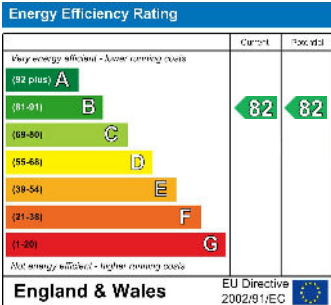


Ground Floor

Total floor area 47.1 sq. m. (507 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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To Be Sold

Jack Charles are delighted to offer for sale this wonderful Ground floor apartment situated in a lovely setting on the outskirts of Sevenoaks. You enter via a light communal entrance hall with secure, key fob entry system, into a private entrance hall with a large storage cupboard and separate utility cupboard. There is access to the bedroom which has built-in double wardrobes, bathroom suite and a large bright open plan family room / kitchen, which includes integrated gas hob, electric oven, microwave, fridge freezer and dishwasher.

Outside the flat has an allocated, secure parking space and a fully-equipped residents' gym (plenty of modern machines, free weights and stretching areas). There is plenty of free visitor parking in the development along with communal gardens and children's play areas. The property is being sold with the benefit of the remaining New Build warranty (approx. 3 years remaining).

Location

Ryewood is a great location being approximately a 6-minute walk to Dunton Green station (40-45 minutes to London Bridge and Cannon Street) and Sevenoaks station (fast services to London Bridge, Waterloo East and Charing Cross). It is surrounded by beautiful countryside, a nature reserve and the generous communal gardens which includes four children's play areas.

The property is situated in a convenient position a short distance of Dunton Green & Riverhead villages both provide local shopping and amenities. Sevenoaks town centre is within 2.5 miles with its multitude of shops, supermarkets, pubs and restaurants and further shops in Tunbridge Wells and Bluewater.

There are many highly regarded state and private schools in the area for all ages in both the public and private sectors and great sporting facilities with nearby golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. There are also many cricket, football, hockey and rugby clubs in the surrounding area.

The M25 can be accessed at the Chevening interchange which is approx. two miles away linking to other motorway networks and Gatwick and Heathrow Airports.





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