



Jennings Court

Eden Road, Dunton Green, Sevenoaks, Kent, TN14 5GP

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A stylish and larger than normal top floor apartment with secured parking and the use of a resident's gym. The property is located on an exclusive development built by Berkeley Homes in 2017 within a short walk of Dunton Green Station and benefitting from the remainder of a 10 year warranty.

- Top floor apartment with lift
- Larger than other apartments
- High Spec finish
- Open-plan living
- Secured allocated parking
- Walking distance to Dunton Green station
- On-site residents gym, play parks & private
- Remainder of a 10 Year Warranty

PROPERTY

This fantastic apartment has been extremely well maintained since it was purchased as new in 2017 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 top floor.

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 for a washing/drying machine. The open plan reception room offers plenty of living / dining and kitchen space and is over 20 feet long, making it ideal for entertaining. The kitchen is fitted with a particularly stylish range of handle-free matt grey wall and base units with soft closing feature. A white 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). It is a light and airy space that gets plenty of afternoon sunshine from this top floor position with high quality wood effect flooring.

The spacious bedroom has a built-in wardrobe with mirrored sliding doors and luxury carpeted floors. The bathroom is 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 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

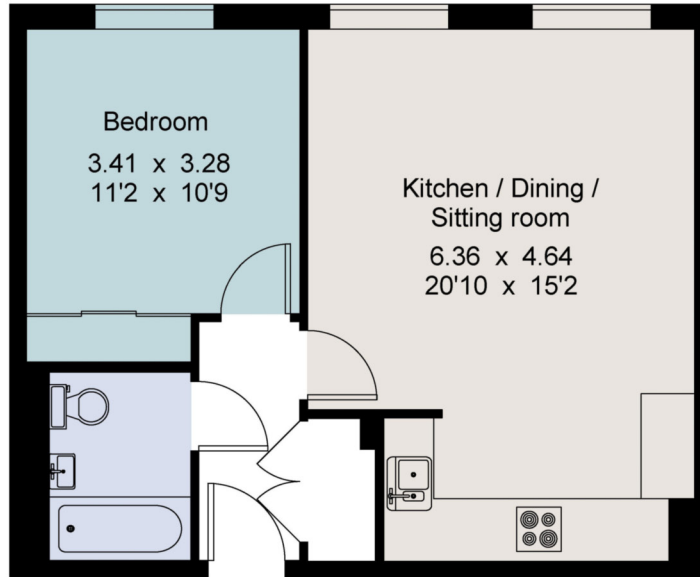
The property is conveniently located approximately 0.4 of a mile from Dunton Green railway station (direct rail services to London in as little as 31 minutes) and is 0.7 of a mile from the Tesco superstore. There is a newsagent, pub, fish and chip take away and Indian restaurant in Dunton Green itself 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

Please turn over...



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Gross internal area (approx.) 50.3 sq m (541 sq ft)



Second floor

For identification only - Not to scale
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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.

TENURE / CHARGES

Leasehold, 250 years from 01/01/2013.

Service charge is approximately £2,000 per annum.

Ground rent is £300 per annum.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

EPC rating B.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band C.

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