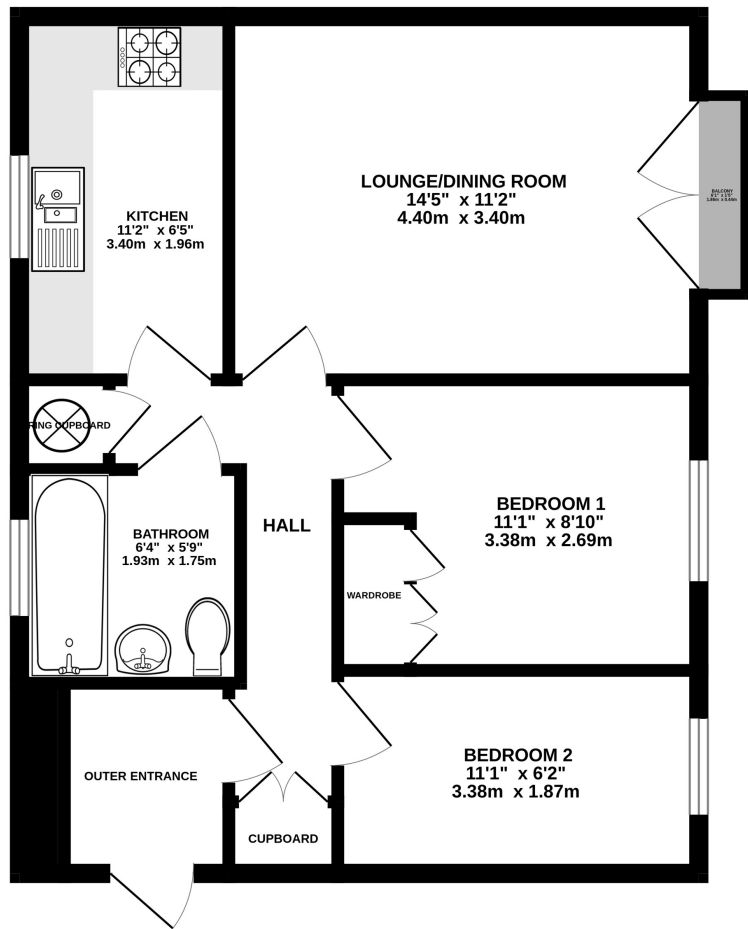


SECOND FLOOR FLAT  
542 sq.ft. (50.4 sq.m.) approx.



SECOND FLOOR FLAT  
TOTAL FLOOR AREA: 542 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C0205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# JohnKingston

an estate agent since 1975

3b Dorset Street  
Sevenoaks  
Kent TN13 1LL

Tel: 01732 450050  
Fax: 01732 450050

Email: sales@johnkingston.co.uk  
Web: www.johnkingston.co.uk



## 9 THE SIDINGS, SEVENOAKS, DUNTON GREEN TN13 2YD

A 2 bed penthouse apartment enjoying a pleasing outlook with allocated parking and communal garden. Conveniently located in an excellent position a stones throw from Dunton Green railway station. This 2005 built apartment has no flat adjoining any of its walls or above making it one of the best on the development. NO CHAIN.

NO CHAIN ■ Outer Entrance Area ■ Private Hall ■ Lounge/Dining Room with Juliet balcony ■ Kitchen ■ 2 Bedrooms ■ Bathroom ■ Gas fired central heating ■ Allocated car parking space ■ Sealed unit double glazed windows ■ Communal Garden ■ Close to Dunton Green railway station

PRICE: GUIDE PRICE £259,000 LEASEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.



**SITUATION**

Situated adjacent to Dunton Green railway station from where there are commuter services to London Bridge/Waterloo/Cannon Street & Charing Cross. (London Bridge is 29 minutes on the Cannon Street service). There are local shops in Dunton Green as well as a Tesco superstore about half a mile distant. Riverhead is about 1 mile and offers some local shops. Sevenoaks main line station is about one and three quarters of a mile, whilst Sevenoaks town is about two and a half miles. There are excellent motorway links in the vicinity and numerous public footpaths for country walking. It should be noted that with the Berkeley Homes Ryewood development nearby this has lead to an improvement in the local infrastructure.

**DIRECTIONS**

From Sevenoaks main line railway station proceed on the London Road towards Riverhead. Go straight over the two mini roundabouts and head towards Dunton Green going past Tesco superstore on your left. Continue straight on over the roundabout and turn right at the next roundabout into Station Road and proceed along this road, Take the left hand turning towards the railway station (The Sidings) immediately before the railway bridge. Take the first left hand cul-de-sac and the apartment block will be found on your left hand side.

**ACCOMMODATION**

**COMMUNAL HALLWAY**



With secure entrance and stairs leading up to each floor.

**OUTER ENTRANCE AREA**

5' 5" x 5' (1.65m x 1.52m) whilst not secure this entrance area is for the sole use of this flat.

**HALL**

13' x 7' narrowing to 3' (3.96m x 2.13m) hatch to the loft, built in double coats/storage cupboard, laminate floor, radiator, thermostat control for the central heating, entry phone, airing cupboard with Megaflo pressurised hot water system, entry phone.

**LOUNGE/DINING ROOM**



14' 5" x 11' 2" (4.39m x 3.40m) laminate floor, double radiator, Juliet balcony with sealed unit double glazed double doors.

**KITCHEN**



11' 2" x 6' 5" (3.40m x 1.96m) range of ground and wall cupboards, worktops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, built in low level fridge and freezer, washing machine, built in four ring gas hob with oven under, extractor over within a pull out canopy, splashback tiling, cupboard housing a gas fired boiler serving the central heating and hot water, LED down lighting,, sealed unit double glazed window, vinyl floor, double radiator.

**BEDROOM 1**



11' 1" x 8' 10" (3.38m x 2.69m) carpet, radiator, sealed unit double glazed window, triple wardrobe cupboard with drawers.

**BEDROOM 2**



11' 1" x 6' 2" (3.38m x 1.88m) carpet, radiator, sealed unit double glazed window.

**BATHROOM**



6' 4" x 5' 9" (1.93m x 1.75m) panelled bath with Aqualisa wall shower, glazed folding shower screen, wash hand basin, low level wc, radiator, shaver point, vinyl floor, splashback tiling, sealed unit double glazed window with obscure glazing, extractor fan, LED down lighting.

**OUTSIDE**

**COMMUNAL GARDEN**



There is a communal garden area comprising lawn, flower beds and borders with an array of shrubs, bushes and flowering plants.

**PARKING**



There is an allocated car parking space.

**LEASE & MAINTENANCE**

The lease is dated from 1/01/2005 for a term of 125 years. Maintenance is charged at £1,551.32 per half year, this we understand includes building insurance and a contribution into the sinking fund. Ground rent is £150.00 per annum.

**RATES**

The property is banded C. £2142.01 payable 2025-2026