



Legg & Co
SALES AND LETTINGS

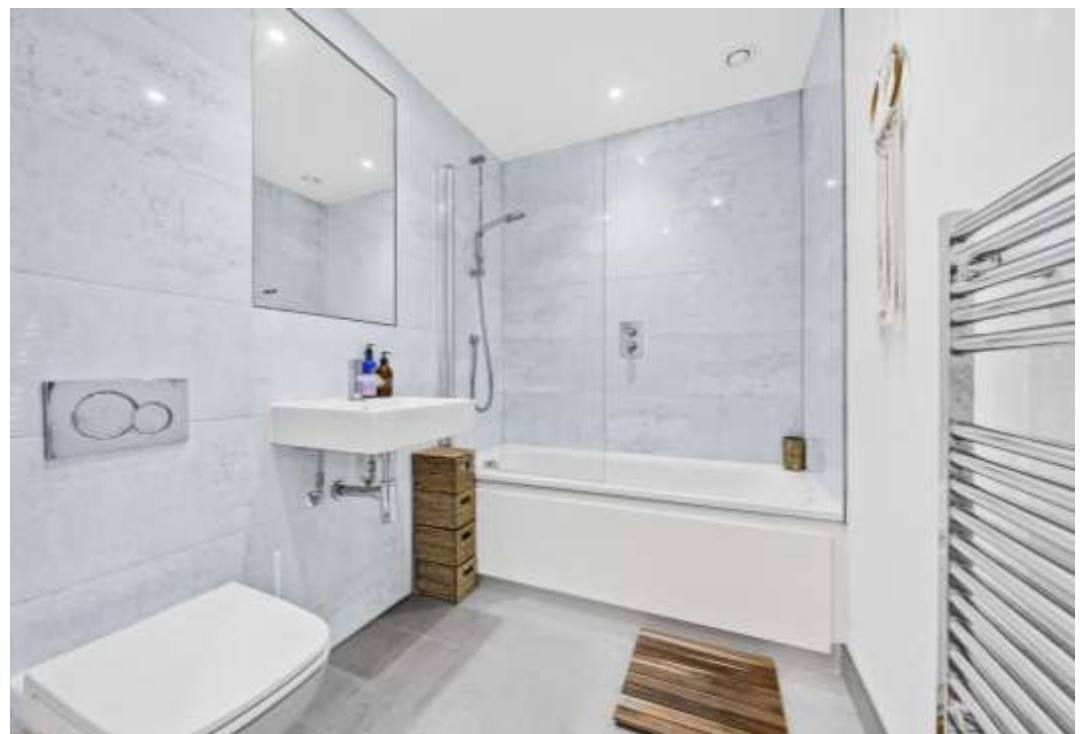
**Yarnold Court
| Champion Square
Dunton Green | TN14**

GATED UNDER CROFT PARKING | TWO DOUBLE BEDROOMS | ENSUITE SHOWER ROOM | MODERN PRESENTATION | PRIVATE BALCONY | RESIDENTS GYM

Guide Price £360,000 - £370,000 | Leasehold

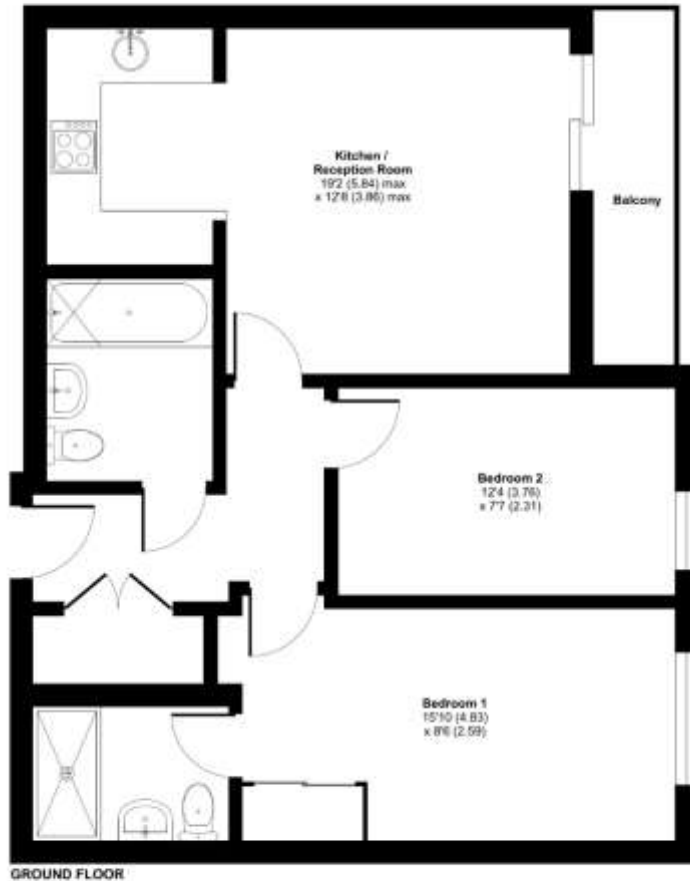
Legg & Co are delighted to offer for sale this very well presented ground floor apartment located at the popular Ryewood development in Dunton Green. The property comprises of a communal entrance hallway, private entrance with large utility cupboard, large open plan living space with modern fitted kitchen and access to the balcony. There is a brilliant size Master bedroom with a double floor to ceiling fitted wardrobe and an ensuite shower room, a further good size double bedroom and a family bathroom. The development has wonderful communal gardens and park areas with attractive fountains and ponds along with a residents gym. There is a Telephone entry system, communal stair way and a lift with access to the car park. The property is situated in a convenient position a short distance of Dunton Green station. Dunton Green and 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. Annual ground rent £350 Service Charge £138pcm Lease remaining approximately 245years.





Campion Square, Dunton Green, Sevenoaks, TN14

Approximate Area = 640 sq ft / 59.4 sq m
For identification only - Not to scale



MCS Certified Property Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 3rd Edition (2023).
Produced by Roland Legg Property Consultants, 101-103/101

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.