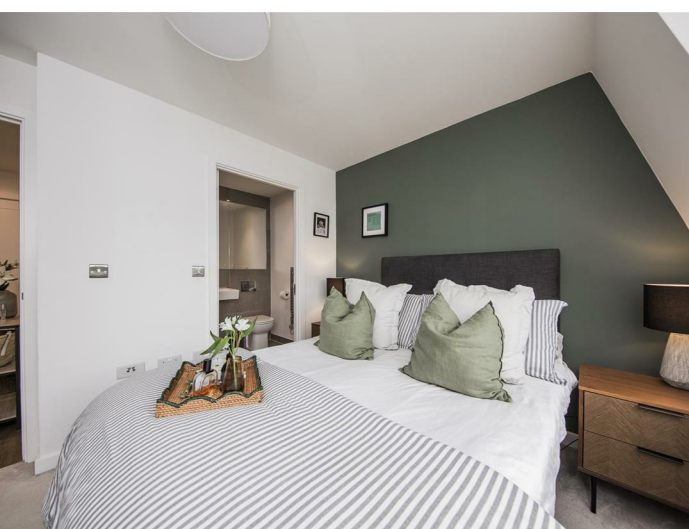




Ibbett Mosely

20 Yarnold Court Campion Square, Dunton Green, Sevenoaks,
TN14 5GR



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This well presented 2 double bedroom apartment is situated on the second floor of Yarnold Court, with lovely views over the private woodlands that residents have use of, and close access to the residents only gym.

ASKING PRICE: £375,000 LEASEHOLD

- 2 Double Bedrooms
- Modern Throughout
- Open Plan Kitchen/Living Area
- View of Woodlands
- 2nd Floor
- Council Tax - C
- 2 Bathrooms
- Use of Residents Gym
- EPC - B

A gorgeous two bedroom two bathroom top floor apartment overlooking private woodlands which residents have use of, underground parking and modern look throughout.

DESCRIPTION

Set within a highly desirable and well-maintained development bordering peaceful woodlands, this beautifully presented top-floor, two-bedroom, two-bathroom apartment offers an exceptional blend of style, space, and convenience – ideal for first-time buyers, professionals, or investors seeking a quality home in a prime location.

Occupying a generous 750 sq ft, the apartment boasts a thoughtfully designed layout and a contemporary finish throughout. The heart of the home is the open-plan kitchen, living and dining area, a light-filled space perfect for both relaxing and entertaining. The modern kitchen is fitted with integrated appliances, sleek cabinetry, and ample workspace, flowing seamlessly into the dining area and lounge. From here, French doors open onto a

Juliette balcony, offering leafy views and a calming connection to the outdoors.

The property features two generously sized double bedrooms, including a master with en-suite shower room, providing comfort and privacy. The main bathroom is finished with classic white tiling, a recessed mirrored cabinet providing clever built-in storage, and modern fixtures and fittings.

On entering the apartment, you're welcomed by a spacious entrance hall, which includes a utility cupboard housing the washing machine and providing practical storage for coats, shoes, and household items.

Additional benefits include secure underground allocated parking, access to beautifully maintained communal woodland areas reserved for residents, and the quiet privacy that comes with being on the top floor.

With its stylish interiors, well-designed layout, and peaceful yet convenient location, this apartment offers the best of modern living – early viewing is highly recommended.

LOCATION

Situated in the heart of the ever-popular Campion Square development in Dunton Green, this apartment enjoys a prime position within a vibrant, modern community surrounded by natural beauty. The development is known for its attractive landscaping, well-kept communal areas, and direct access to woodland walks, offering a peaceful setting just moments from everyday amenities.

Dunton Green is a well-connected village on the outskirts of Sevenoaks, offering the perfect balance between countryside living and urban convenience. Dunton Green Station is just a short walk away, providing regular and direct train services to London Bridge, Charing Cross, and Cannon Street, making it an excellent location for commuters. The nearby A21/M25 also ensures easy access by road to London, Gatwick, and beyond.

Residents benefit from a selection of local shops, cafes, and a gym within the immediate area, while the historic town of Sevenoaks – with its wide range of high-street retailers, restaurants, and highly regarded schools – is just a few minutes' drive away.

DIRECTIONS

From Sevenoaks Station head West on London Road until you reach the roundabout in Riverhead, turn right at the roundabout and straight on at the next one. Proceed on London Road past Tesco's until you reach a mini roundabout and turn right onto

Station Road. Follow this past Dunton Green Station and under the railway bridge, the property can then be found on the right hand side.

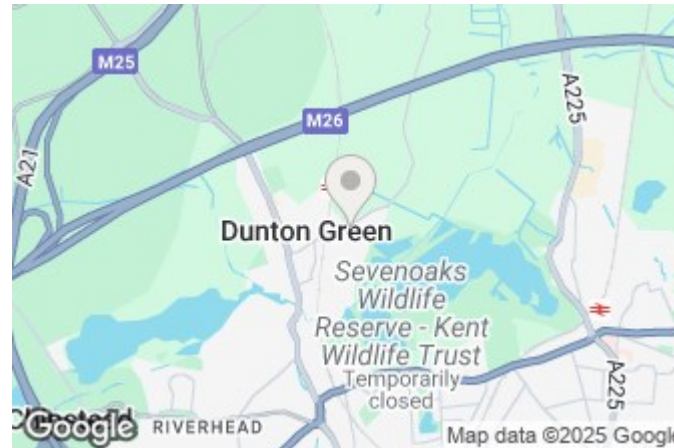
LEASE

Lease Length 250 year lease commencing in 2013, 238 years remaining.

Service Charge - £2,169 per year

Ground Rent - £437.66 per year

Ground rent is reviewed every 10 years.





Approx. Gross Internal Area 750 ft² ... 69.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sevenoaks 01732 452246

EPC Rating- B

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