



Legg & Co
SALES AND LETTINGS

**Cumberland Court
Barretts Road | Dunton Green
Sevenoaks | TN13**

NO FORWARD CHAIN!! | LARGE TWO BEDROOM APARTMENT | TWO PARKING SPACES | COMMUNAL GARDENS |

TWO DOUBLE BEDROOMS | LARGE OPEN PLAN LOUNGE

Asking price of £295,000 | Leasehold

Legg & Co are delighted to offer for sale this two bedroom first floor maisonette located on the outskirts of Sevenoaks in Dunton Green. The property forms part of a small development of apartments and comprises: private entrance hallway, stairs to first floor, good size lounge dining room which is double aspect, fitted kitchen with appliances, modern bathroom with shower over the bath and two double bedrooms. Externally to the front, the properties are set around a communal courtyard with brick block paths and area of lawn with flowerbeds surrounding stocked with shrubs and flowering plants. To the rear there are two allocated parking spaces. 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. Cumberland Court is situated in Barretts Road, a quiet, no through road and is walkable to Sevenoaks station with regular services to London every 10 to 15 mins, a short walk to local primary school and sought after secondary schools within short drive/bus ride. Internal viewing is highly recommended to fully appreciate the accommodation which is offered to the market with no onward chain!!





Barretts Road, Dunton Green, Sevenoaks, TN13

Approximate Area = 687 sq ft / 64 sq m
For identification only - Not to scale



FIRST FLOOR

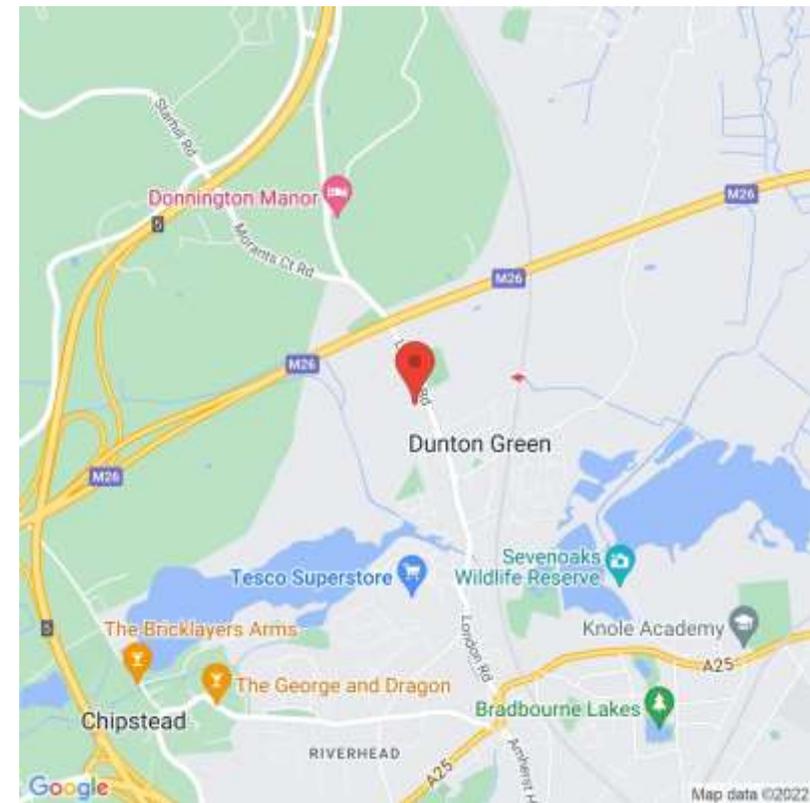
GROUND FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © infoform 2022. Produced by Roland Legg Property Consultant. NPI-385604

Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.