



**1 Bedroom first
floor retirement
flat conveniently
located for
Swanley town
centre, leisure
facilities and
transport links**

Guide Price £100,000



Hazell Holland
SALES & LETTINGS

20 Inglewood
The Spinney
Swanley
Kent
BR8 7YE



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Communal Entrance

Access to manger office, laundry room and lift. Carpet.

Entrance Hall

Hardwood entrance door. Carpet. Built-in storage cupboard. Entrance phone.

Lounge

16' x 11' (4.88m x 3.35m)
Double glazed window to rear over looking car park. Carpet. Coved ceiling. Storage heater.

Kitchen

10' x 5'6 (3.05m x 1.68m)
Double glazed window to rear. Vinyl floor. Partly tiled walls. Dimplex heater. One half single drainer sink unit with mixer tap. Range of wall and base units with built in oven and hob. Space for fridge freezer.

Bedroom

19'7 x 8'10 (5.97m x 2.69m)
Double glazed window to rear. Carpet. Electric heater. Fitted wardrobe.

Shower Room

9' x 7'2 (2.74m x 2.18m)
Extractor fan. Vinyl floor. Tiled walls. Dimplex heater. Mirror. Shaver light. Built-in airing cupboard. Low level w.c Vanity hand wash basin. Double shower cubicle with glass. screen.

Communal Garden

Laid lawn. Flower beds. Drying area. Space for mobility scooters.

Car Park

Visitors parking.

Manager Office

Ground floor.

Laundry Room

Two washing machine and two dryers.

Communal Lounge with Kitchen

First floor. Balcony area.

Guest Suite

First floor.

Lease Details

The property will be issued with a lease of 99 years upon completion of the sale (To be confirmed by the vendors solicitor)

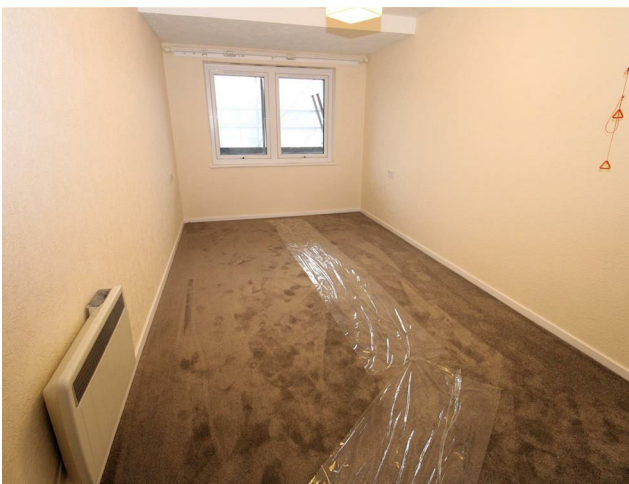
Service Charge

£200.00 Per month including buildings insurance (To be confirmed by the vendors solicitor)



Nestled in the tranquil area of Inglewood, The Spinney in Swanley, Hazell Holland offer this charming one-bedroom first floor retirement which is a delightful retreat for those aged over 55. Spanning 463 square feet, the property features a comfortable reception room, perfect for relaxation or entertaining guests. The well-appointed shower room ensures convenience and comfort.

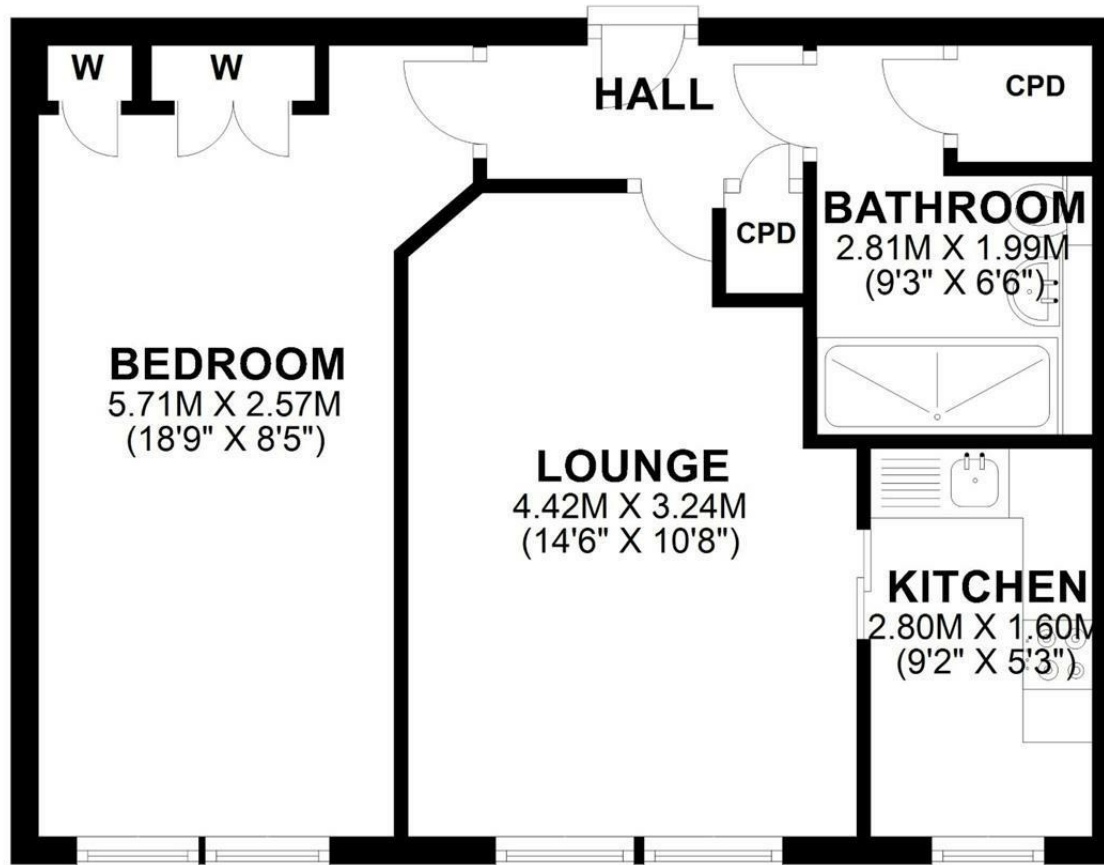
This retirement home is ideally situated close to local shops, including a nearby Asda, making daily errands a breeze. For those who enjoy the outdoors, Swanley Park is just a stone's throw away, providing a lovely space for leisurely walks and picnics. Additionally, the property boasts excellent transport links, with easy access to Swanley station and various bus routes, ensuring that you remain well-connected to the surrounding areas.



Being chain-free, this property presents a hassle-free opportunity for prospective buyers. Whether you are looking to downsize or seeking a peaceful community to enjoy your retirement, this flat in The Spinney is a wonderful choice.

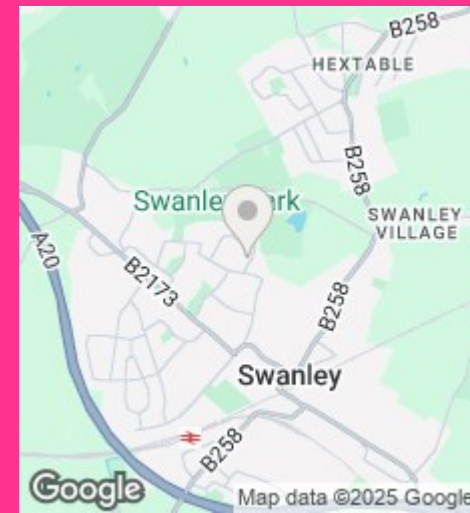
FIRST FLOOR

APPROX. 43.4 SQ. METRES (467.4 SQ. FEET)



TOTAL AREA: APPROX. 43.4 SQ. METRES (467.4 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
England & Wales <small>EU Directive 2002/91/EC</small>		



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