



**Retirement Studio
flat located within
convenient
distance of
Swanley Park, bus
routes and town
centre**

Guide price £65,000



Hazell Holland
SALES & LETTINGS

**30 Inglewood
The Spinney
Swanley
Kent
BR8 7YE**

Communal Entrance

Part glazed communal door to both front and rear. Stairs or lift to second floor.

Entrance Hall

Wooden entrance door. Fitted sliding door wardrobes. Carpet.

Lounge/dining/bedroom

15'7 x 17'7 narrowing to 11'8 (4.75m x 5.36m narrowing to 3.56m)

Two double glazed windows to rear. Electric fireplace. Carpet. Open to kitchen.

Kitchen

7'3 x 5'9 (2.21m x 1.75m)

Range of wall and base units with work surface over. Stainless steel sink unit with mixer tap. Space for fridge/freezer. Electric cooker point. Vinyl flooring. Wall mounted electric heater.

Bathroom

8'3 x 6'3 (2.51m x 1.91m)

Three piece suite comprising: Panelled bath with mixer tap and shower attachment, low level wc and pedestal wash hand basin. Par tiled walls. Wall mounted electric heater. Extractor fan. Vinyl flooring.

Laundry Room

Two washing machines and dryers.

Communal Lounge

Communal seating area with access to kitchen and balcony.

Communal Garden

Communal seating area.

Parking

Available to rear

Lease Details

99 years from 25 March 2018

93 Years remaining

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)



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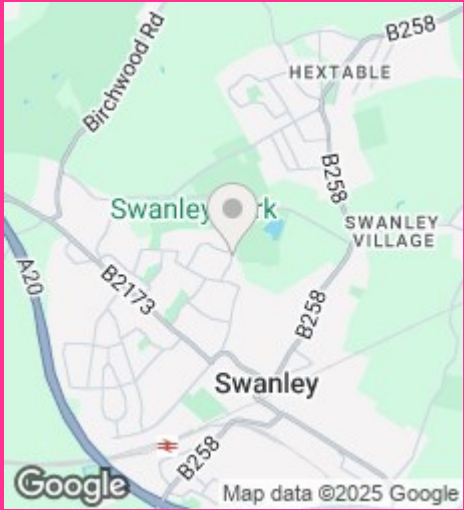
Nestled in the tranquil area of Inglewood, The Spinney, Hazell Holland offer this charming purpose-built second floor flat with lift access which is an ideal retreat for those aged 55 and over. Spanning a comfortable 398 square feet, the property features a well-appointed reception room that offers a welcoming space for relaxation and socialising. The flat also includes a bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is its prime location. Situated close to Swanley Park, residents can enjoy the beauty of nature and the opportunity for leisurely walks in a serene environment. Additionally, the flat is conveniently located near local shops, including an Asda, making everyday errands a breeze. For those who require easy access to transport, the nearby station provides excellent links to surrounding areas.



This retirement property offers a perfect blend of comfort, convenience, and community, making it an excellent choice for those looking to downsize or enjoy a more relaxed lifestyle. With its appealing features and desirable location, this flat is a wonderful opportunity for anyone seeking a peaceful yet accessible retirement living environment.

Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

