A well-kept one-bedroom retirement property offering comfortable, easy living within a friendly development for residents aged 60 and over. The home features a lounge, kitchen, a good-sized bedroom, and a fitted shower room. Ideally positioned close to Swanley town centre, shops, and transport links, it provides convenience and a supportive community environment.

**Guide price £185,000**

Hazell Holland
SALES & LETTINGS

Kennett Court
Oakleigh Close
Swanley
Kent
BR8 7WP

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**Communal Entrance Hall**
Access to lounge/kitchen area. Manager office. Laundry room. Lift to all floors.

**Entrance Hall**
Hardwood entrance door. Carpet Coved ceiling. Large built-in airing cup. Entrance phone.

**Lounge**
18'3 x 10'7 (5.56m x 3.23m )
Double glazed door leading to communal garden with double glazed window to side. Carpet. Coved ceiling. Storage heater.

**Kitchen**
7'6 x 6'5 (2.29m x 1.96m )
Double glazed window. Vinyl floor. Dimplex heater. Tiled splash backs. Range wall and base units with built-in oven, hob and extractor fan. Single drainer sink unit. Plumbing for washing machine.

**Bedroom**
13'6 x 9' (4.11m x 2.74m )
Double glazed window. Carpet. Coved ceiling. Fitted wardrobe.

**Shower Room**
6' x 5'4 (1.83m x 1.63m )
Extractor Fan. laminate wood floor. Electric chrome heated towel rail. Tiled walls. Low level w.c. Vanity hand wash basin. Shower cubicle. Wall mirror. Dimplex heater.

**Car Park**

**Communal Garden**
Patio area. Laid lawn.

**Lease**
125 years from 1st February 1996 with 95 years remaining. (This will need to be verified by the vendors solicitor)

**Service Charge and Ground Rent**
We have been advised services charge are £2,228.00 per year and ground rent is £550.00 per year. (This will need to be verified by the vendors solicitor)

**Manager Office**

**Communal Lounge / Kitchen Area**

**Laundry Room**
Washing machines and dryers.

**Guest Suite**

Hazell Holland are offering this ground floor retirement flat located in the ever desirable Kennett Court in Swanley. This purpose-built property offers a well-designed living/dining space, one reception room, one bedroom, and a shower room, all within a total area of 430 square feet.

The flat is ideally situated just short stroll to the town centre and Asda, making daily errands and shopping easily accessible. For those who rely on public transport, the station is convenient walk away, providing excellent connections to the surrounding areas, including Zone 9 services.

This property is particularly suitable for individuals over the age of 60, offering a supportive community atmosphere. Residents can enjoy the benefits of a communal lounge and kitchen area, perfect for socialising with neighbours. Additionally, there is a manager's office on-site, ensuring assistance is readily available when needed. The laundry room adds to the practicality of the living experience, while the communal garden provides a lovely outdoor space to relax and enjoy the fresh air.

Parking is also available, making it easy for residents and visitors alike. This flat is being offered chain-free, allowing for a smooth and straightforward purchasing process.

In summary, this flat presents an excellent opportunity for those seeking a well-located, community-oriented living space in Swanley.

GROUND FLOOR

TOTAL FLOOR AREA : 431sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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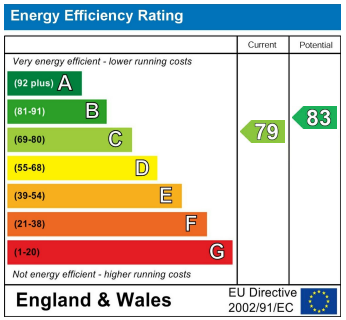

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