



One bedroom 2nd floor flat within walking distance to Swanley town centre, Asda and amenities being sold with no chain

Guide price £140,000 to £150,000



  
**Hazell Holland**  
SALES & LETTINGS

Kennett Court  
Oakleigh Close  
Swanley  
Kent  
BR8 7WP

### Communal Entrance

Access to manager office, communal lounge /kitchen area and laundry room .

### Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Large cupboard with hot water tank. Entry phone.

### Lounge

15'9 x 9'9 (4.80m x 2.97m)  
Double glazed window to side. Carpet. Coved ceiling. Electric radiator.

### Kitchen

7' x 7' (2.13m x 2.13m)  
Dimplex heater. Vinyl flooring. Coved ceiling. Tiled splash backs. Single drainer sink unit mixer tap. Range of wall and base units with built-in oven, hob and extractor fan.

### Bedroom One

13'9 x 9'2 (4.19m x 2.79m)  
Double glazed window to side. Carpet. Coved ceiling. Storage heater. Fitted wardrobes.

### Bathroom

6'4 x 5'3 (1.93m x 1.60m )  
Extractor fan. Vinyl flooring Coved ceiling. Tiled walls. Dimplex heater. Vanity hand wash basin. Panel bath with shower mixer tap and shower screen. Low level w.c.

### Communal Garden

Patio area. Laid to lawn Flower borders.

### Parking

### Lease Term

125 years from 1 February 1996 (To be confirmed by vendor's solicitor)

### Remaining Lease

97 years remaining (To be confirmed by vendor's solicitor)

### Ground Rent

£290.69 twice yearly (To be confirmed by vendor's solicitor)

### Service Charge

£1,829.85 twice yearly (To be confirmed by vendor's solicitor)





Hazell Holland welcome to the market this spacious upper floor generously sized delightful one-bedroom retirement apartment offering a perfect blend of comfort and convenience for those aged over 60. The property was built in 1996 and has been thoughtfully designed to cater to the needs of its residents.

The apartment is ideally located just a stone's throw away from the town centre, providing easy access to local amenities, including the popular Asda supermarket. For those who enjoy the outdoors, Swanley Park is nearby, offering a lovely space for leisurely strolls and relaxation. Additionally, Swanley station is within close proximity, making travel to London and beyond a breeze.

Residents can enjoy the benefits of a communal lounge complete with a kitchen area, perfect for socialising with neighbours or hosting family and friends. The property also features a manager's office and a laundry room for added convenience. For guests, there is a dedicated guest suite, ensuring that visitors have a comfortable place to stay.

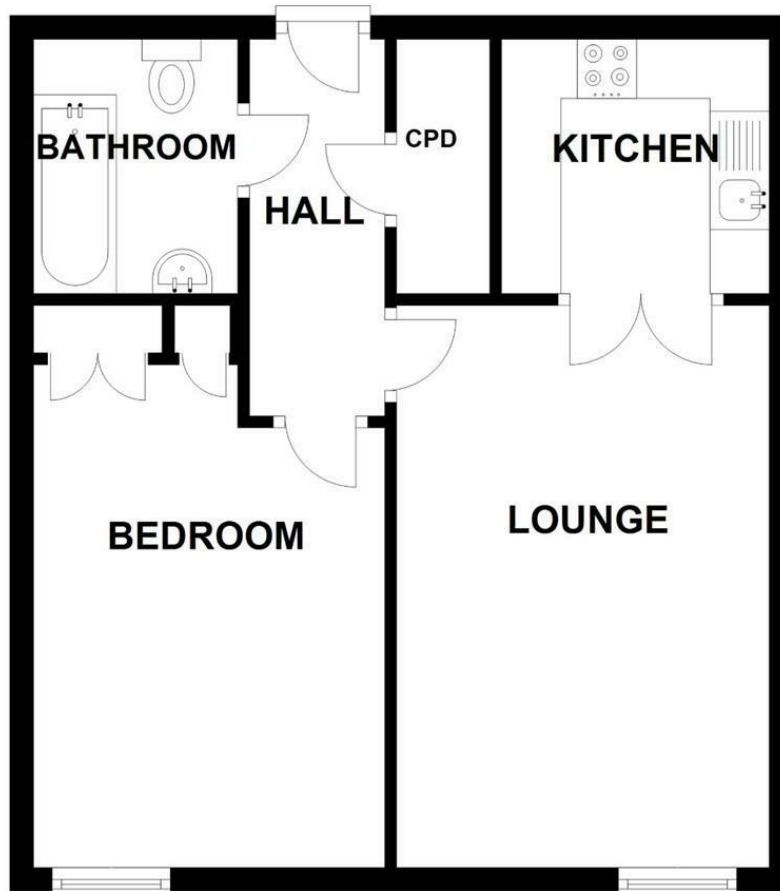


The communal gardens provide a serene environment for residents to unwind and enjoy the fresh air. With the added advantage of allocated parking and being chain-free, this apartment presents an excellent opportunity for those seeking a low-maintenance lifestyle in a welcoming community.

This property is not just a home; it is a lifestyle choice, offering a supportive environment for independent living. Do not miss the chance to make this charming apartment your new residence.

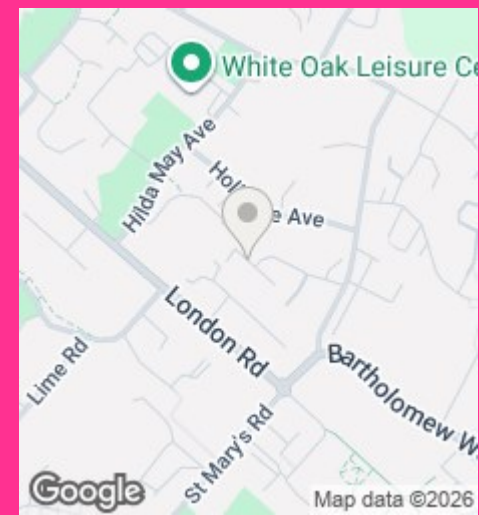
## SECOND FLOOR

APPROX. 43.5 SQ. METRES (468.7 SQ. FEET)



TOTAL AREA: APPROX. 43.5 SQ. METRES (468.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



### CONTACT

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