



Great opportunity for the over 55's. This one bedroom first floor flat. Close to Swanley town, Asda, Station and walking distance to Swanley park with tea room. This apartment is chain free. Book your viewing today.

Asking price  
£100,000





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**Communal Entrance Hall**  
Access to laundry room manager office and lift.

**Entrance Hall**  
Hardwood entrance door. Carpet Storage heater. Built-in storage cupboard. Entry phone.

**Lounge**  
15'8 x 11' (4.78m x 3.35m )  
Double glazed window to front. Carpet. Dimplex storage heater.

**Kitchen**  
10'2 x 5'5 (3.10m x 1.65m )  
Double glazed window to front. Vinyl floor. Tiled splash backs. Range of wall and base units. Single drainer sink unit with mixer tap.

**Bedroom**  
Double glazed window to front. Carpet. Storage heater.

**Shower Room**  
9' x 7'3 (2.74m x 2.21m )  
Extractor fan. Vinyl floor. Dimplex heater. Built-in airing cupboard. Low level w.c. Pedestal hand wash basin. Shower cubicle

**Communal Garden**  
Laid to lawn with flower beds. Seating area with table. Drying area. Scooter area with power.

**Car Park**  
When spaces are available.

**Ground Floor**

**Manger Office**

**Laundry Room**  
Two washing machines and dryers.

**First Floor**

**Communal Lounge/Kitchen**  
Communal seating area and balcony.

**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)

**Services Charge**

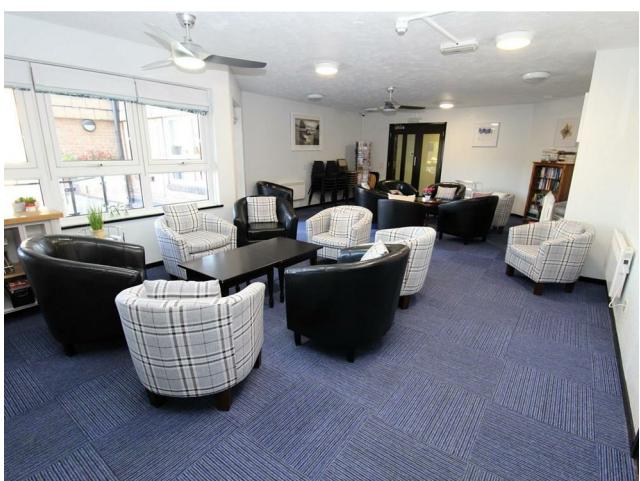
£224.00 Per month including buildings insurance (To be confirmed by the vendors solicitor)



Hazell Holland offer this delightful one-bedroom first floor flat. Particularly suited for those aged over 55's. Spanning an area of 484 square feet.

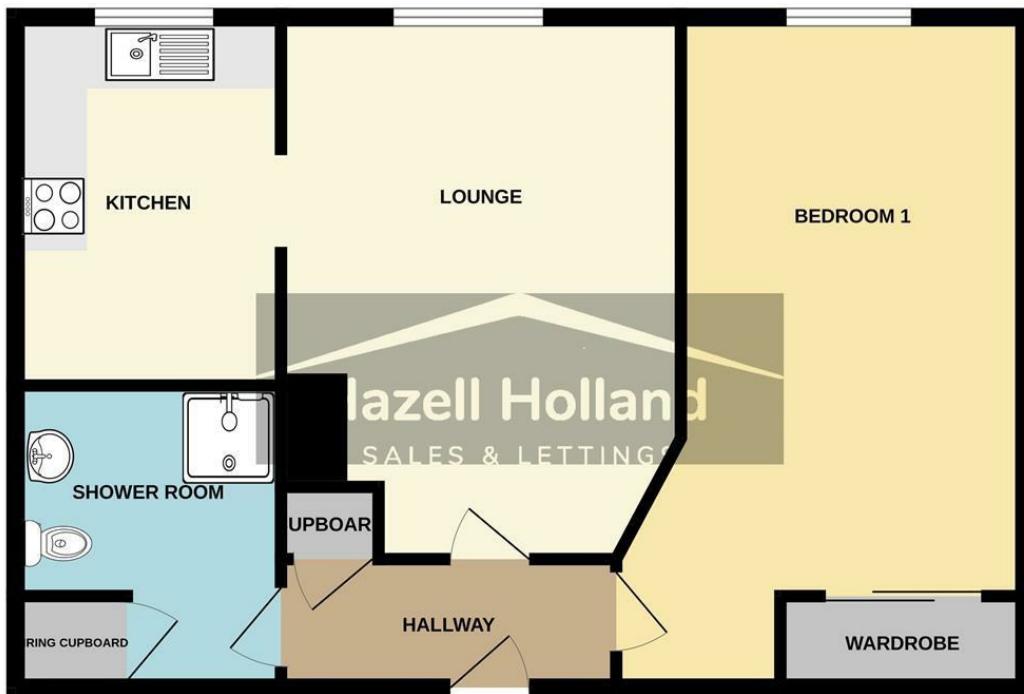
With this spacious lounge and the bedroom is designed to ensure a peaceful night's sleep. Residents will also benefit from access to a manager's office, a laundry room, and a communal lounge and kitchen, fostering a sense of community among neighbours.

The location is particularly advantageous, with the town centre just a short stroll away, offering easy access to essential amenities, including an Asda supermarket. For those who rely on public transport, the nearby station provides excellent links to surrounding areas, making commuting a breeze. Additionally, the picturesque Swanley Park is within walking distance, perfect for leisurely walks or enjoying the outdoors.

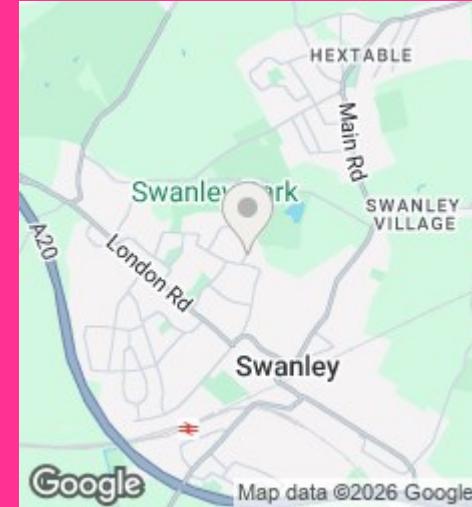
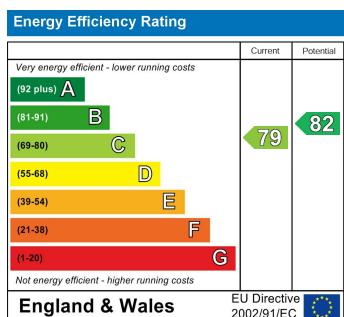


This property is offered chain-free, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or seeking a peaceful retreat, this flat in The Spinney presents an excellent opportunity to embrace a comfortable lifestyle in a vibrant community. Chain free.

FIRST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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**Hazell Holland**  
SALES & LETTINGS