



**1 Bed first floor
retirement second
floor flat**

Guide price £90,000



Hazell Holland
SALES & LETTINGS

Flat 28 Inglewood
The Spinney
Swanley
Kent
BR8 7YE



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Communal Entrance

Access to lift. Managers office. Laundry room.

Entrance Hall

Hardwood entrance door. Carpet. Electric heater. Built-in storage cupboard. Entry phone.

Lounge

16'2 x 10'9 (4.93m x 3.28m)

Double glazed window to rear. Double glazed door leading to balcony. Carpet. Coved ceiling. Dimplex storage heater.

Kitchen

10' x 5'5 (3.05m x 1.65m)

Double glazed window to rear. Laminate floor. Coved ceiling. Range of wall and base units with oven, hob, extractor fan and microwave with integrated fridge freezer. Single drainer sink unit with mixer tap.

Bedroom

15' x 8'8 (4.57m x 2.64m)

Double glazed window to rear. Carpet. Coved ceiling. Electric heater. Fitted wardrobe.

Shower Room

9'2 x 7'2 (2.79m x 2.18m)

Carpet. Tiled walls. Dimplex heater. Fitted cabinets with wall mirror. Electric chrome towel heater. Tiled walls. Shower cubicle. Vanity hand wash basin. Low level w.c.

Communal Garden.

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

Parking

To rear.

Manager Office

Ground Floor

Laundry Room

Ground floor. Two washing machines and dryers.

Communal Lounge

Communal seating area with access to kitchen and balcony.

Lease Details

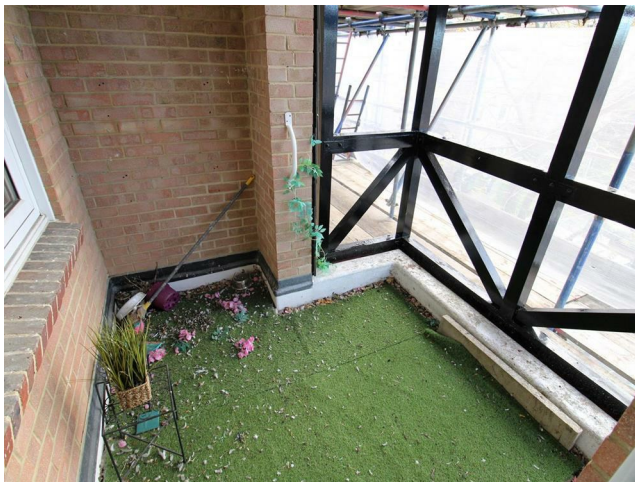
The property will be issued with a lease of 99 years upon completion of the sale (To be confirmed by the vendors solicitor)

Services Charges

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

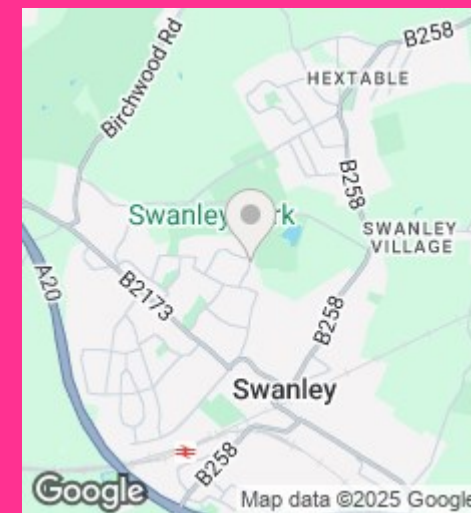
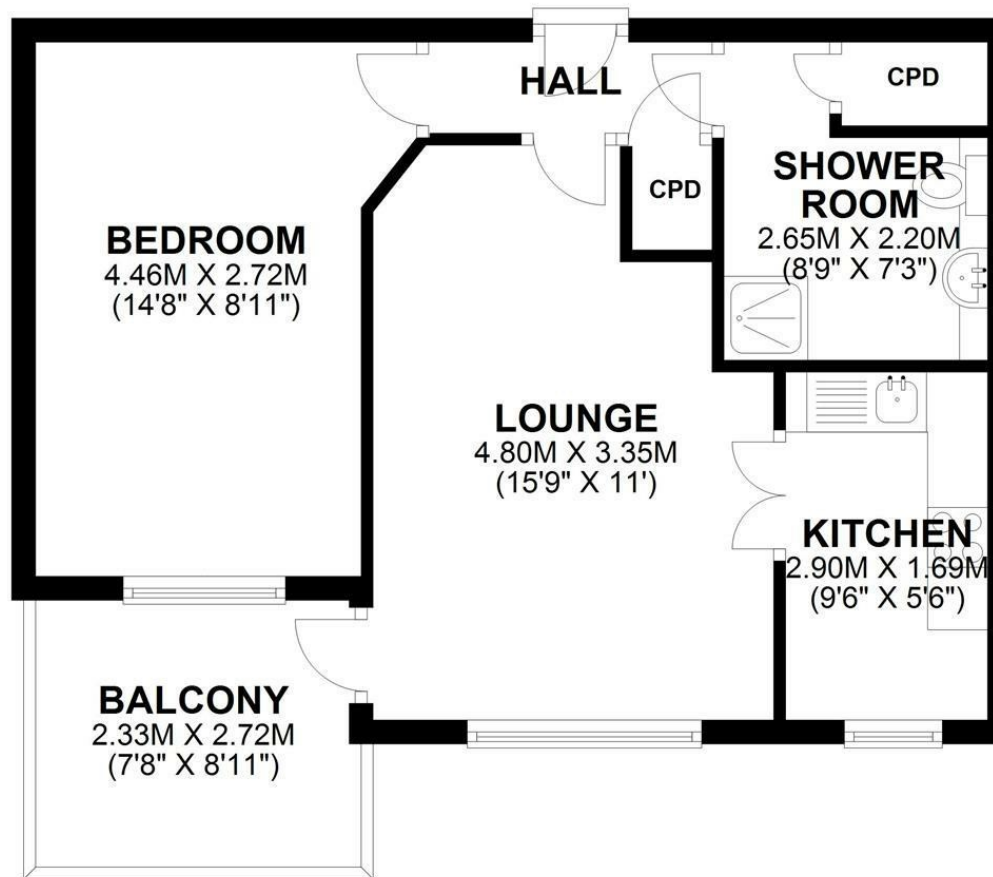


Offered to the market by Hazell Holland with no chain presented in ready to be move in to is this one bedroom, second floor retirement apartment. Located in the ever popular Inglewood, just a short distance from the local shops, town centre, train station, bus routes and Swanley Park. The property
Comprise of communal entrance hall, entrance hall, lounge, kitchen. bedroom, shower room, laundry room, communal lounge with kitchen area, communal gardens and parking. Please call 01322 907907 to book your appointment. Chain Free.



SECOND FLOOR

APPROX. 41.6 SQ. METRES (448.2 SQ. FEET)



CONTACT

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TOTAL AREA: APPROX. 41.6 SQ. METRES (448.2 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		
	67	71
England & Wales	EU Directive 2002/91/EC	

