



**1 Bedroom 2nd floor  
retirement flat for the  
over 55's well located  
for all amenities,  
transport links and  
Swanley town centre**

**Asking Price  
£90,000**



**Hazell Holland**  
SALES & LETTINGS

34 Inglewood  
The Spinney  
Swanley  
Kent  
BR8 7YE



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### Communal Entrance

Part glazed communal door. Stairs of lift to second floor.

### Entrance Hall

Wooden entrance door. Carpet. Storage heater. Built in storage cupboard. Textured ceiling.

### Lounge

15'1 x 10'5 (4.60m x 3.18m)

Double glazed window to rear. Storage heater. Carpet, Coved and textured ceiling. Open to kitchen. Double glazed door to balcony.

### Kitchen

9'5 x 5'5 (2.87m x 1.65m)

Double glazed window to rear. Range of white fitted wall and base units with works surfaces over. 1 bowl sink unit with mixer tap. Oven, hob, extractor, dishwasher and fridge to remain. Vinyl flooring.

### Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Three piece white suite comprising: walk in seated bath unit with mixer tap, shower attachment and shower over, low level wc and wash hand basin with vanity unit under. Heated towel rail. Built in airing cupboard. Tiled walls. Extractor fan. Wall mounted electric heater. Carpet

### Bedroom One

11'9 to wardrobes x 8'6 (3.58m to wardrobes x 2.59m)

Double glazed window to rear. Carpet. Textured and coved ceiling. Fitted full height sliding door wardrobe.

### Communal Garden

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

### Laundry Room

Two washing machines and dryers.

### Lease

99 years from 25 March 2014

89 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)

### Parking

Available to rear





Hazell Holland welcome this charming retirement flat for over 55's located in the desirable area of The Spinney, Swanley. This retirement purpose-built flat offers a comfortable living space, encompassing 452 square feet, making it an ideal choice for those seeking a peaceful and convenient lifestyle.

The property features a well-proportioned reception room with private balcony access, perfect for relaxation or entertaining guests. The single bedroom provides a tranquil retreat, while the bathroom is designed for both functionality and comfort. This flat is particularly appealing for those looking to downsize without compromising on quality.

Situated within a short walk to the White Oak Leisure Centre, residents can enjoy a variety of recreational activities, promoting an active and fulfilling lifestyle. Additionally, the property benefits from excellent transport links, with bus routes readily available, ensuring easy access to Swanley town centre and beyond.

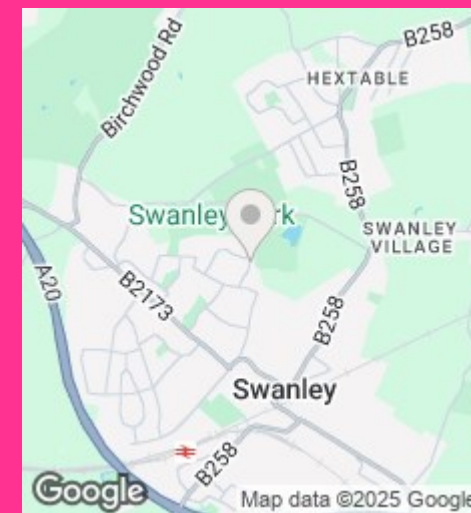
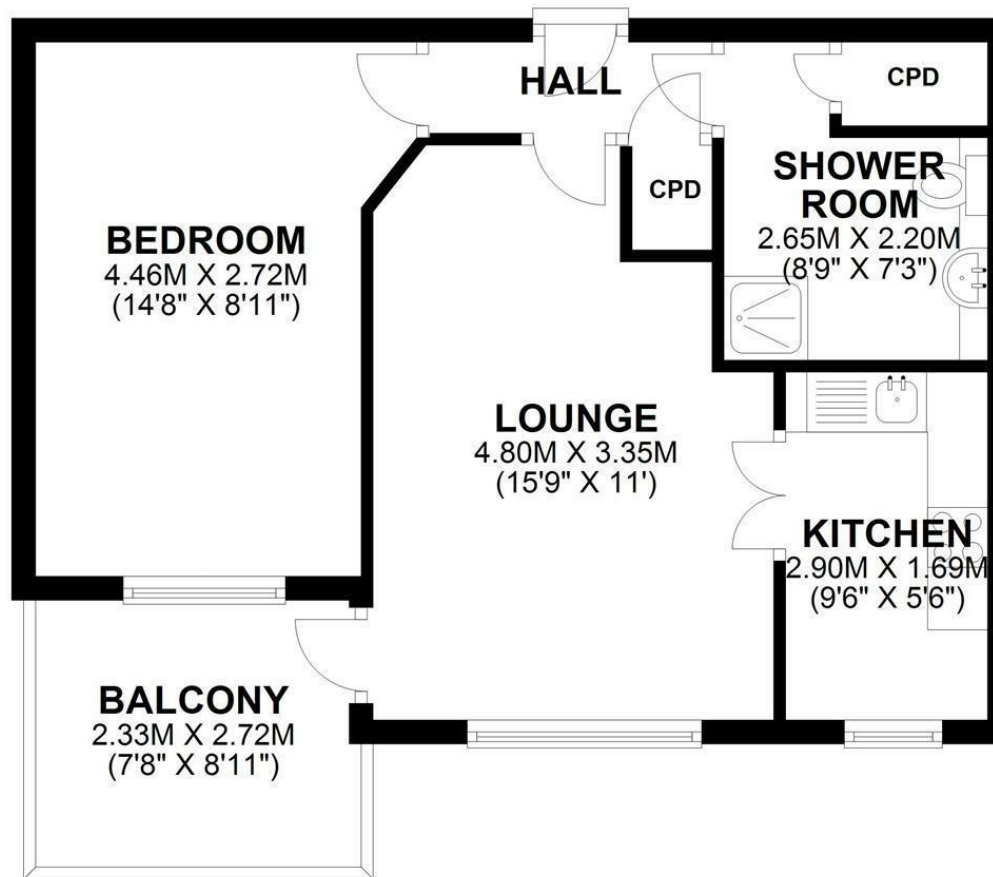


One of the standout features of this property is that it is offered with no onward chain, allowing for a smooth and straightforward purchasing process. This flat presents a wonderful opportunity for those looking to embrace a new chapter in a welcoming community.

In summary, this retirement flat in The Spinney is a delightful option for anyone seeking a low-maintenance home in a vibrant area, with all the necessary amenities within easy reach. Don't miss the chance to make this lovely flat your new home.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

