



1 Bedroom upper  
floor retirement flat  
for the over 60's  
prominently  
positioned for  
Swanley Town  
Centre, train station  
and transport links  
being sold with no  
chain

£160,000



  
**Hazell Holland**  
SALES & LETTINGS

66 Kennett Court  
Oakleigh Close  
Swanley  
Kent  
BR8 7WP



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B

### Communal Entrance

Pat glazed communal door. Access to communal lounge/kitchen area, managers office and laundry room. Lift or stairs to all floors.

### Entrance Hall

Entrance door. Carpet. Coved ceiling. Built-in storage cupboard. Entryphone.

### Lounge

19' x 12'7 (5.79m x 3.84m)

Double glazed window to side. Carpet. Coved ceiling. Storage heater. Part glazed double doors to kitchen.

### Kitchen

11' x 6'3 (3.35m x 1.91m )

Double glazed window to rear. Range of wall and base units with built-in oven, hob and extractor fan. Single drainer sink unit with mixer tap. Tiled splash back. Vinyl floor. Coved ceiling. Built-in storage cupboard.

### Bedroom

14'3 x 11'2 (4.34m x 3.40m)

Double glazed window to side. Carpet. Coved ceiling. Storage heater. Fitted wardrobe.

### Shower Room

6'8 x 6'8 (2.03m x 2.03m)

Three piece suite comprising: Double walk in shower tray with mixer shower over and screen, Low level w.c and vanity wash hand basin. Coved ceiling. Vinyl flooring. Heated towel rail. Extractor fan. Part tiled walls. Mirror and light. Extractor fan.

### Communal Garden

Patio area. Laid to lawn. Flower beds.

### Parking

Parking available

### Lease Term

125 years from 1 February 1996

### Remaining Lease

96 Years

### Service Charge

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

### Ground Rent.

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





Hazell Holland welcome to the market this charming 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.

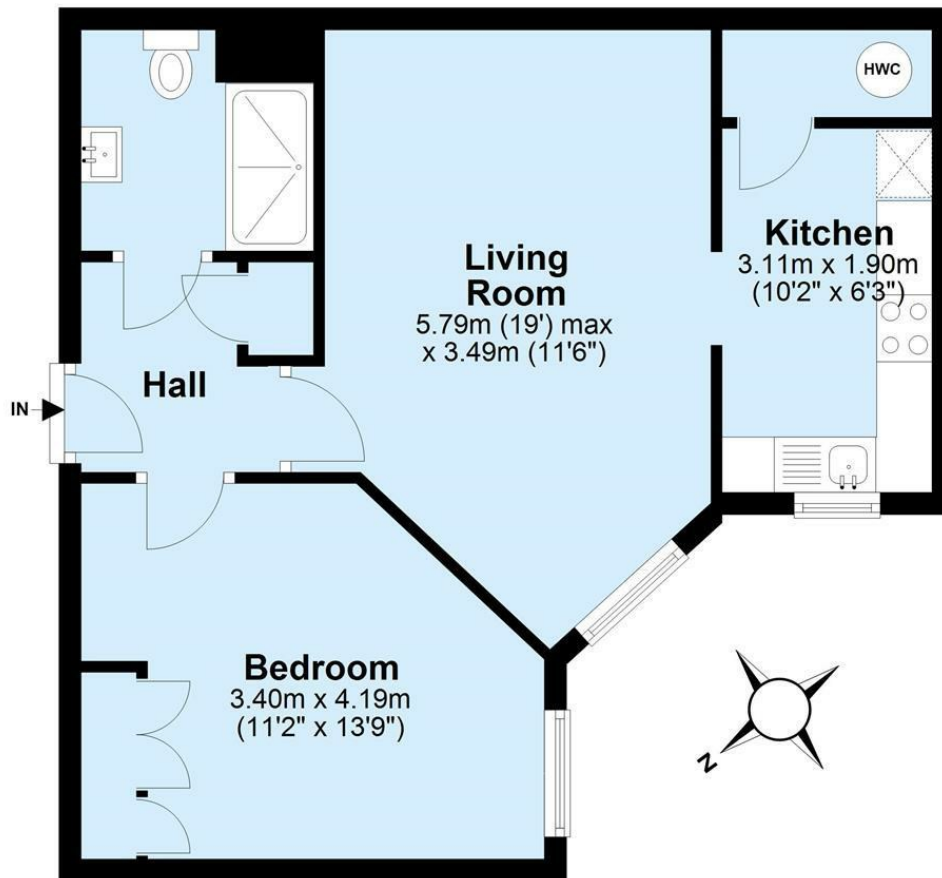
The communal gardens provide a serene environment for residents to unwind and enjoy the fresh air. With the added advantage of allocated parking and being chain-free, this apartment presents an excellent opportunity for those seeking a low-maintenance lifestyle in a welcoming community.

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

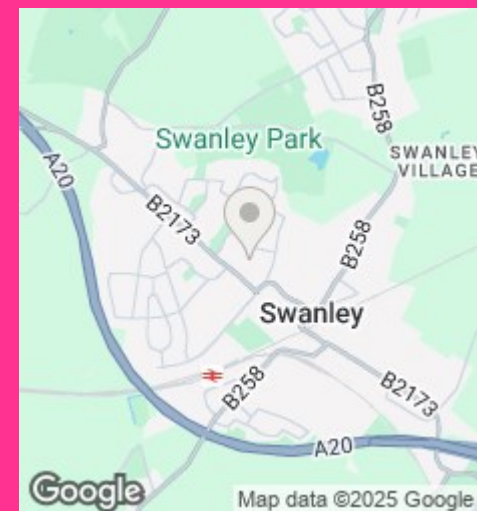
Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 81      | 86        |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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