



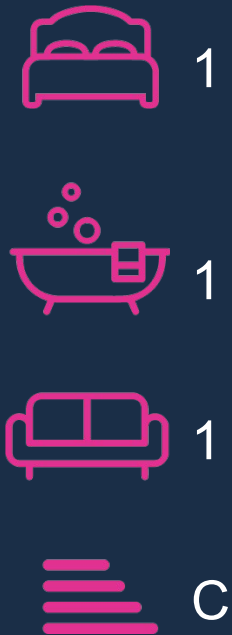
**1 Bed ground floor
retirement flat with
communal garden
access**

**Guide price £160,000
to £170,000**




Hazell Holland
SALES & LETTINGS

Flat 3 Kennett Court
Oakleigh Close
Swanley
Kent
BR8 7WP



Communal Entrance

Access to lounge/kitchen area. Manager office. Laundry room. Lift to all floors.

Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Built-in airing cupboard.

Lounge

15'5 x 10'5

Double glazed door leading to communal garden with double glazed window to side. Carpet. Coved ceiling. Storage heater.

Kitchen

7'3 x 5'7

Carpet. Coved ceiling. Dimplex heater. Single drawer sink unit with mixer tap. Range of wall and base units with built-in hob, oven and extractor fan.

Bedroom One

12'5 x 8'9

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

Bathroom

6'8 x 5'5

Carpet. Coved ceiling. Tiled walls Light and mirror. Electric towel heater. Dimplex wall heater. Vanity hand wash basin. Low level w.c. panel bath with mixer shower tap.

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)

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)

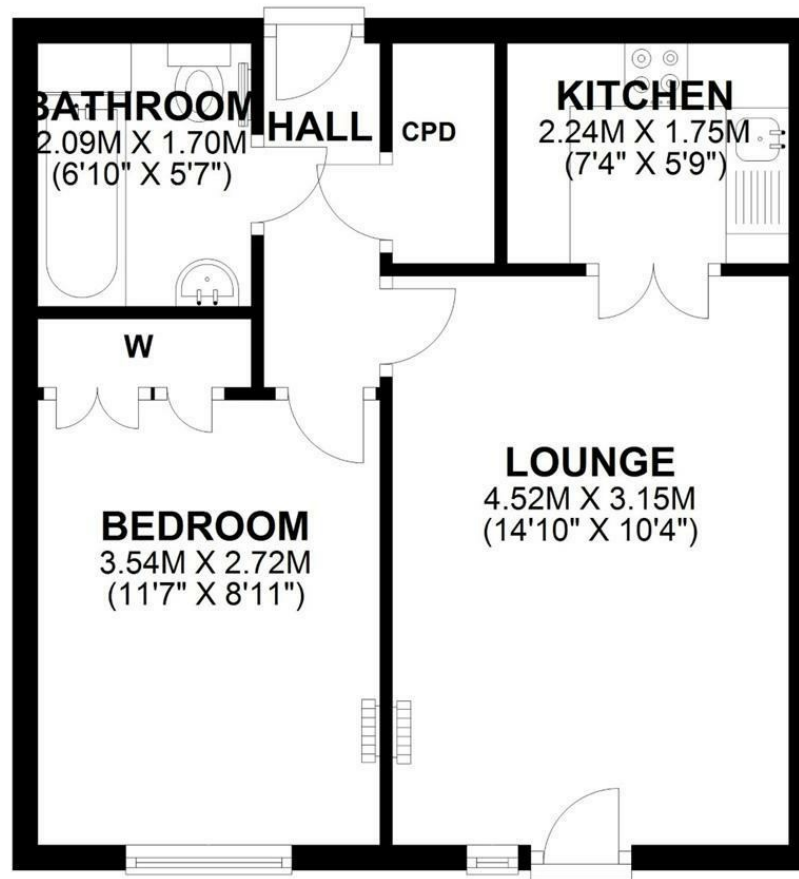


****Guide Price £160,000 to £170,000**** Hazell Holland are pleased to offer this charming retirement haven coming to market in the heart of Swanley. This ground floor gem features one bedroom with access to garden and close to communal lounge and laundry room. The star qualities of the property include chain-free status, granting you peace of mind in your retirement journey. Parking is available, ensuring convenience for you and your guests. Plus, this retirement home offers an inviting communal lounge, where you can socialise and make new friends. Laundry day is stress-free. There's also a delightful communal garden where you can take leisurely strolls or unwind. Located close to Swanley town centre you'll have easy access to all the amenities and services you need to enjoy your well-deserved retirement. Welcome to your serene retirement retreat.



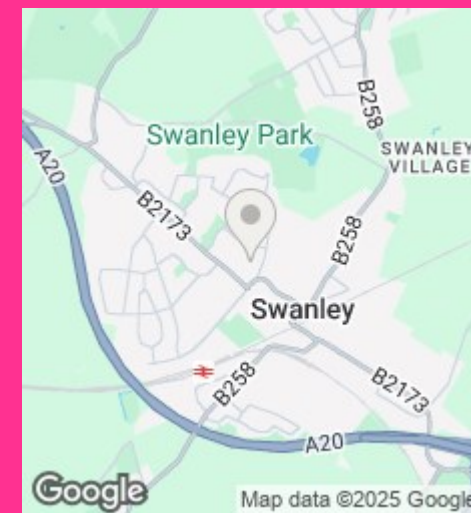
GROUND FLOOR

APPROX. 38.0 SQ. METRES (409.5 SQ. FEET)



TOTAL AREA: APPROX. 38.0 SQ. METRES (409.5 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		
	80	82
England & Wales	EU Directive 2002/91/EC	



CONTACT

2 Cornelia Place
Erith
Kent
DA8 1RU

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

