



**2 Bed retirement
flat located in the
heart of Swanley**

£200,000



Hazell Holland
SALES & LETTINGS

73 Kennett Court
Oakleigh Close
Swanley
Kent
BR8 7WP



Communal Entrance

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

Entrance Hall

Entrance door. Storage cupboard. Textured ceiling. Coved ceiling. Storage heater. Carpet.

Lounge

16'6 x 11'5

Double glazed window to front. Storage heater. Carpet. Electric fire with marble hearth, insert and wooden fire surround. Textured ceiling. Coved ceiling. Part glazed double doors to kitchen.

Kitchen

10'5 x 5'6

Double glazed window to side. Range of wall and base units with work surface over. Stainless steel sink unit with mixer tap over. Space for fridge. Wall mounted electric heater. Textured ceiling. Coved ceiling. Walk in storage cupboard housing hot water tank.

Bedroom One

17'8 x 9'3

Double glazed window to front. Carpet. Textured ceiling. Coved ceiling. Storage heater. Full height fitted wardrobes.

Bedroom Two

10'8 x 6'7

Double glazed window to front. Carpet. Electric wall mounted heater. Textured ceiling. Coved ceiling.

Bathroom

7'2 x 6'9

Three piece suite comprising: Panelled bath with mixer tap and shower attachment, low level wc and wash hand basin with vanity unit under. Vinyl floor covering. Tiled walls. Textured ceiling. Coved ceiling. Heated towel rail.

Parking

Parking facility to rear

Communal Garden

Mainly laid to lawn communal gardens with seating areas.

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)

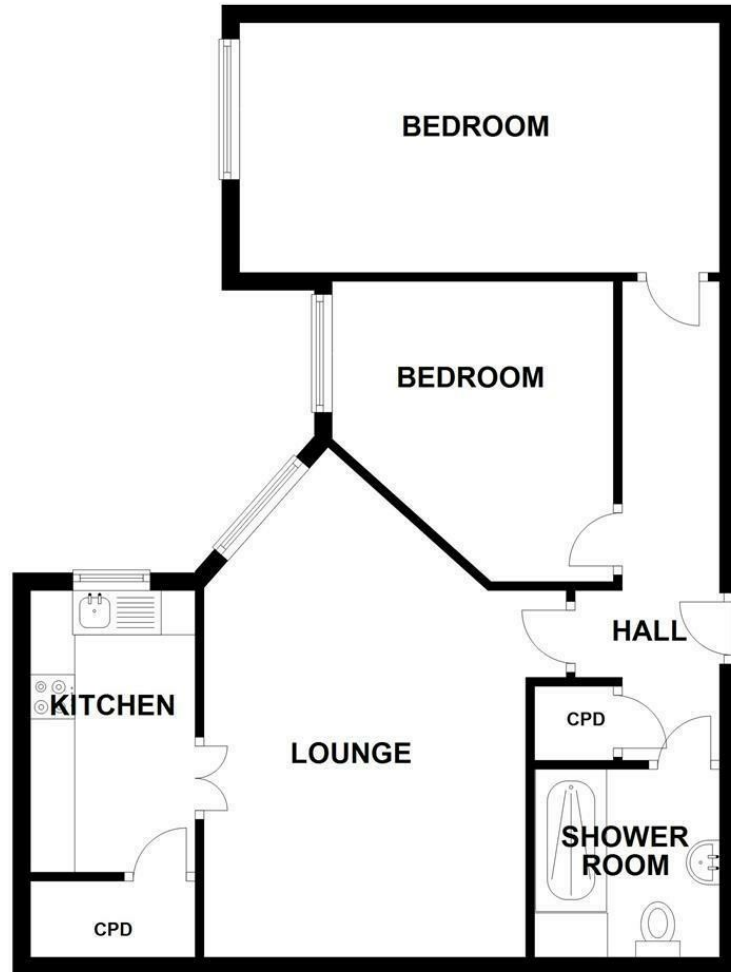
Ground Rent

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



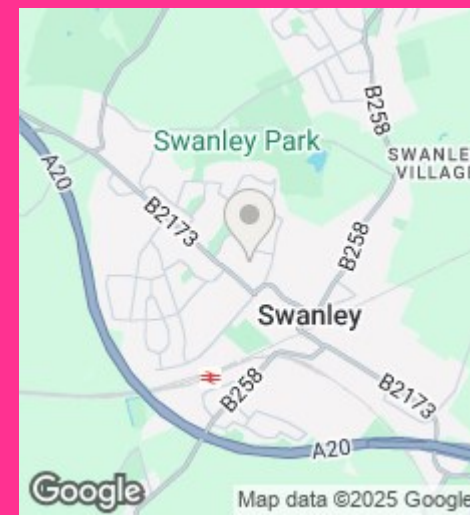
FIRST FLOOR

APPROX. 64.5 SQ. METRES (693.9 SQ. FEET)



TOTAL AREA: APPROX. 64.5 SQ. METRES (693.9 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	



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