



Over 55's one bedroom second floor flat with easy access to Town centre and Asda. Close to Swanley station and walking distance to Swanley park. You will not want to miss out on this apartment.

£90,000



**Hazell Holland**  
SALES & LETTINGS



Inglewood  
The Spinney  
Swanley  
Kent  
BR8 7YE



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## Communal Entrance Hall

### Entrance Hall

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

### Lounge

16' x 11'11 (4.88m x 3.63m )

Double glazed window to rear. Carpet. Coved ceiling. Storage heater.

### Kitchen

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

Double glazed window to rear. Vinyl floor. Coved ceiling. Tiled splash backs. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob, extractor fan and microwave.

### Bedroom

19'6 x 8'9 (5.94m x 2.67m )

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

### Shower Room

9'11 x 7'2 (3.02m x 2.18m )

Extractor fan. Vinyl floor. Electric chrome heated towel rail. Low level w.c. pedestal hand wash basin. Double shower cubicle. Mirror. Built-in airing cupboard.

### Ground Floor

Access to Lift.

### Manager Office

### Laundry Room

Two washing machine and two dryers.

### First Floor

### Communal Lounge & Kitchen

Balcony.

## Guest Suite

### Communal Garden.

Laid lawn. Flower beds. Seating area. Drying area. Space for mobility scooters.

### Parking

### Service Charge

£216.60 Per month including buildings insurance (To be confirmed by the vendors solicitor)

### Lease Details

The property will have a new lease at the cost of the buyer 99 years. Please confirm these details with your solicitor.



Hazell Holland welcome to the market this charming area of Inglewood, The Spinney, this delightful purpose-built flat offers a perfect blend of comfort and convenience, particularly suited for those over 55. Spanning an inviting 495 square feet, the property features a well-appointed reception room, a spacious bedroom, and a modern shower room, making it an ideal retreat for individuals or couples seeking a peaceful living space.

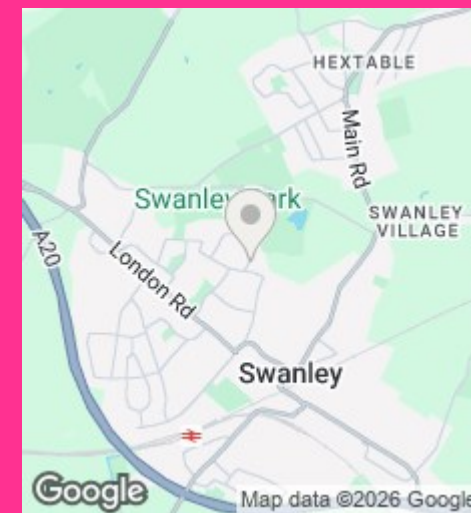
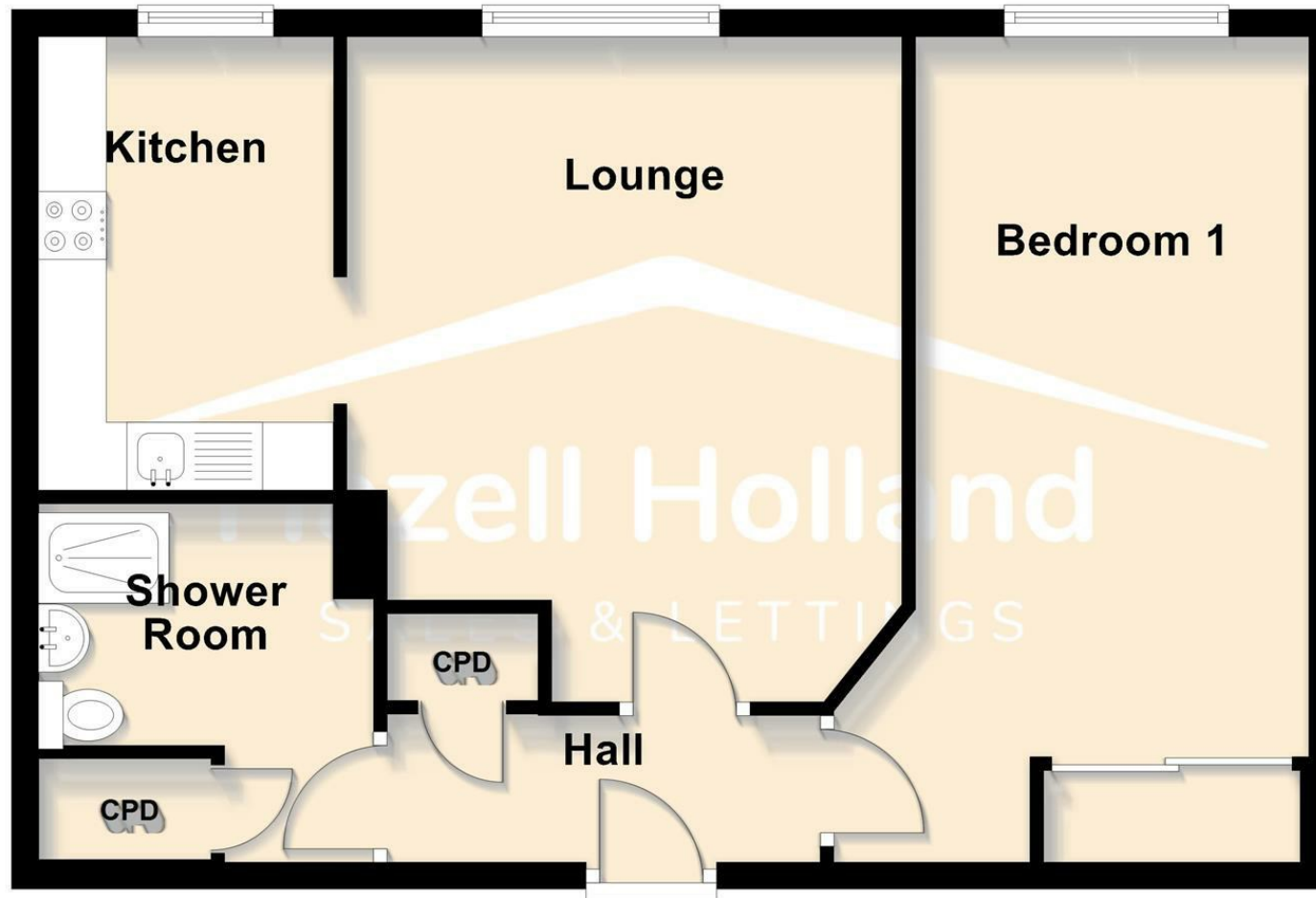
The flat is conveniently located just a short stroll from Swanley town centre, where you will find a variety of shops, including a nearby Asda for all your grocery needs. For those who enjoy the outdoors, Swanley Park is also within walking distance, providing a lovely setting for leisurely walks or picnics.

This property boasts a new 99-year lease and is offered chain-free, ensuring a smooth transition for the new owner. The kitchen is equipped with essential appliances, including an oven, hob, extractor fan, and microwave, making it easy to prepare meals at home. Additionally, residents can enjoy access to a communal garden, perfect for relaxing in the fresh air.



This flat must be viewed to truly appreciate its charm and the lifestyle it offers. Whether you are looking to downsize or seeking a comfortable home in a friendly community, this property is an excellent choice. Don't miss the opportunity to make this lovely flat your new home.

## Second Floor



### CONTACT

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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>		
(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		
	78	82
England & Wales <small>EU Directive 2002/91/EC</small>		

