

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Step Inside...**  
**Swallows Court, Vickers Lane**

**Offers in the Region of £205,000**  
**LEASEHOLD (113 YEARS)**

Chain-Free & proudly welcomed to the market is this lovingly maintained, spacious, and well-presented One Bedroom Apartment. Located on the highly renowned 'Bridge Development', this property is an ideal first-time purchase and boasts a modern open-plan design, tasteful décor throughout, spacious living accommodation, and a delightful private balcony (offering stunning views of the local scenery). Call to arrange your viewing today! EPC Rating 87 B

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>Spacious One Bedroom Apartment</b> | <input checked="" type="checkbox"/> <b>Balcony with Views</b>                 |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>                     | <input checked="" type="checkbox"/> <b>Close to M25 &amp; Transport Links</b> |
| <input checked="" type="checkbox"/> <b>113 Year Lease</b>                 | <input checked="" type="checkbox"/> <b>Service Charge circa £1,400 P.A</b>    |

REF: 11473

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**COMMUNAL ENTRANCE** The Communal Entrance is well presented throughout, and benefits from an entry-phone system, lift-access, and well-maintained carpeted hallways & stairwells.

**ENTRANCE HALL 21' 3" x 4' (6.48m x 1.22m)** Upon entering the apartment via the modern front door, this property is certain to leave a lasting impression. Comprising of a fitted carpet laid throughout, a large storage cupboard, ample space to hang your coats, as well as a wall-mounted radiator, and an entry-phone system.

**KITCHEN / LOUNGE / DINER 19' 5" x 11' 7" (5.92m x 3.53m)** This well designed open-plan Kitchen / Lounge / Diner has it all to offer, and measures a generous 19'5 x 11'7 at its widest points. For ease of reading we have described each area separately.

**KITCHEN / DINER AREA** A double-glazed window to side ensures natural light for the Kitchen area, whilst practicality is provided by an array of matching wall and base units, a sink and drainer unit, an integrated electric oven with 4 ring hob, alongside plumbing for a washing machine and space for a fridge. There is also ample space for a small table and chairs.

**LOUNGE AREA** Offering scenic views via the double-glazed patio doors which lead out to the balcony, the free-flowing adjoining Lounge comprises two wall-mounted radiators, and a fitted carpet ensuring the perfect space in which to sit back, relax, and unwind of an evening.

**BALCONY** The Balcony is a real bonus to this property, and provides an outside space to sit out and enjoy the views of the surrounding area.

**MASTER BEDROOM 14' 7" x 12' 4" (4.44m x 3.76m)** The Master Bedroom is adorned with bountiful natural light provided by the double-glazed window to the side, and further benefits from a wall-mounted radiator, ample space for wardrobes, and a fitted carpet.

**BATHROOM 7' 4" x 6' 4" (2.24m x 1.93m)** The Bathroom is of a sleek and stylish design and encompasses a low-level W/C, a hand-wash basin, a wall-mounted radiator, as well as a fitted bath with wall-shower. Effortless upkeep is ensured by the part-tiled walls and easy to clean flooring.

**COMMUNAL GROUNDS** The Bridge Development features a variety of 'Pocket Parks' and 'Community Social Areas', which assist in enhancing this already popular and sought-after location, alongside further benefits such as a primary school, a college campus, and a convenience store which is great for everyday essentials.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

