



Immaculate chain free ground floor flat for the over 60's with direct communal garden access. Well positioned just a short stroll from Swanley town centre, Asda and all amenities including Swanley station.

£195,000

Hazell Holland



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SALES & LETTINGS

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**Kennett Court
Oakleigh Close
Swanley
Kent
BR8 7WP**



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Communal Entrance Hall

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

Entrance Hall

Double glazed entrance door. Luxury vinyl plank flooring. Coved ceiling. Built-in storage and airing cupboard. Entrance phone.

Shower Room

6'8 x 5'5 (2.03m x 1.65m)
Extractor fan. Luxury vinyl plank flooring. Electric chrome heated towel rail. Fitted storage cupboard. Wall Mirror. Medicine cabinet. Low level w.c. Vanity hand wash basin. Double shower cubicle.

Bedroom

15'6 x 9'2 (4.72m x 2.79m)
Double glazed window to front. Luxury vinyl plank flooring. Coved ceiling. Electric Heater. Built-in storage cupboard.

Lounge

20'2 x 10'6 (6.15m x 3.20m)
Double glazed window to front. Double glazed door to communal garden. Luxury vinyl plank flooring. Coved ceiling. Fire place.

Kitchen

7'5 x 7 (2.26m x 2.13m)
Double glazed window to front. Luxury vinyl plank flooring. Coved ceiling. One half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for washing machine.

Car Park

Communal Garden

Patio area. Laid lawn.

Lease

125 years from February 1996 with 95 years remaining. (This will need to be verified by the vendors solicitor)

Service and Ground Rent Charges

We have been advised services charge are £2,228.00 per year and ground rent is £516.00 per year. (This will need to be verified by the vendors solicitor)

Managers Office

Communal Lounge / Kitchen Area

Laundry Room

Washing machines and dryers.

Guest Suite



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Hazell Holland are offering this immaculate ground floor flat located in the ever desirable Kennett Court in Swanley. This purpose-built property offers a well-designed living/dining space, one reception room, one bedroom, and a shower room, all within a total area of 495 square feet.

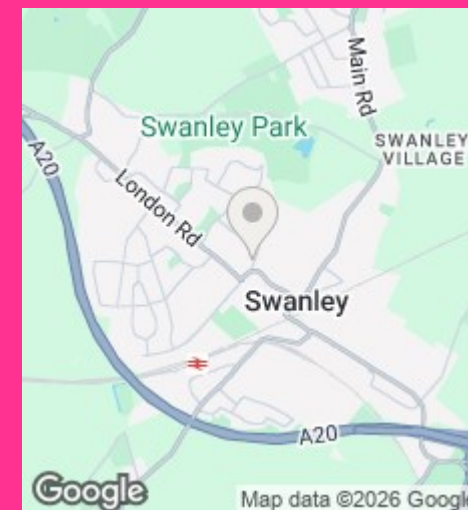
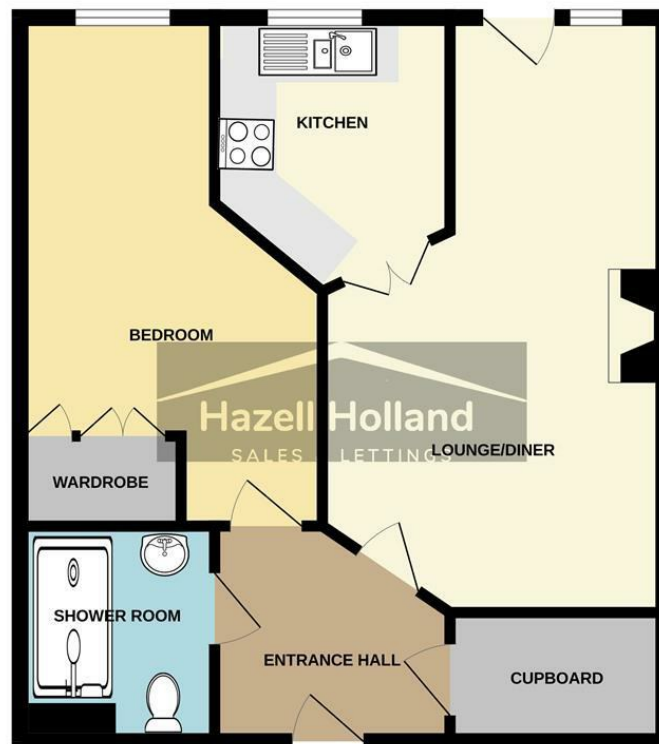
The flat is ideally situated just short stroll to the town centre and Asda, making daily errands and shopping easily accessible. For those who rely on public transport, the station is convenient walk away, providing excellent connections to the surrounding areas, including Zone 9 services.

This property is particularly suitable for individuals over the age of 60, offering a supportive community atmosphere. Residents can enjoy the benefits of a communal lounge and kitchen area, perfect for socialising with neighbours. Additionally, there is a manager's office on-site, ensuring assistance is readily available when needed. The laundry room adds to the practicality of the living experience, while the communal garden provides a lovely outdoor space to relax and enjoy the fresh air.

Parking is also available, making it easy for residents and visitors alike. This flat is being offered chain-free, allowing for a smooth and straightforward purchasing process.

In summary, this flat presents an excellent opportunity for those seeking a well-located, community-oriented living space in Swanley.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



CONTACT

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TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	63	78
England & Wales EU Directive 2002/91/EC		

