



30 Emerson Park Rowhill Road, Swanley, BR8 7FP.

Jack Charles

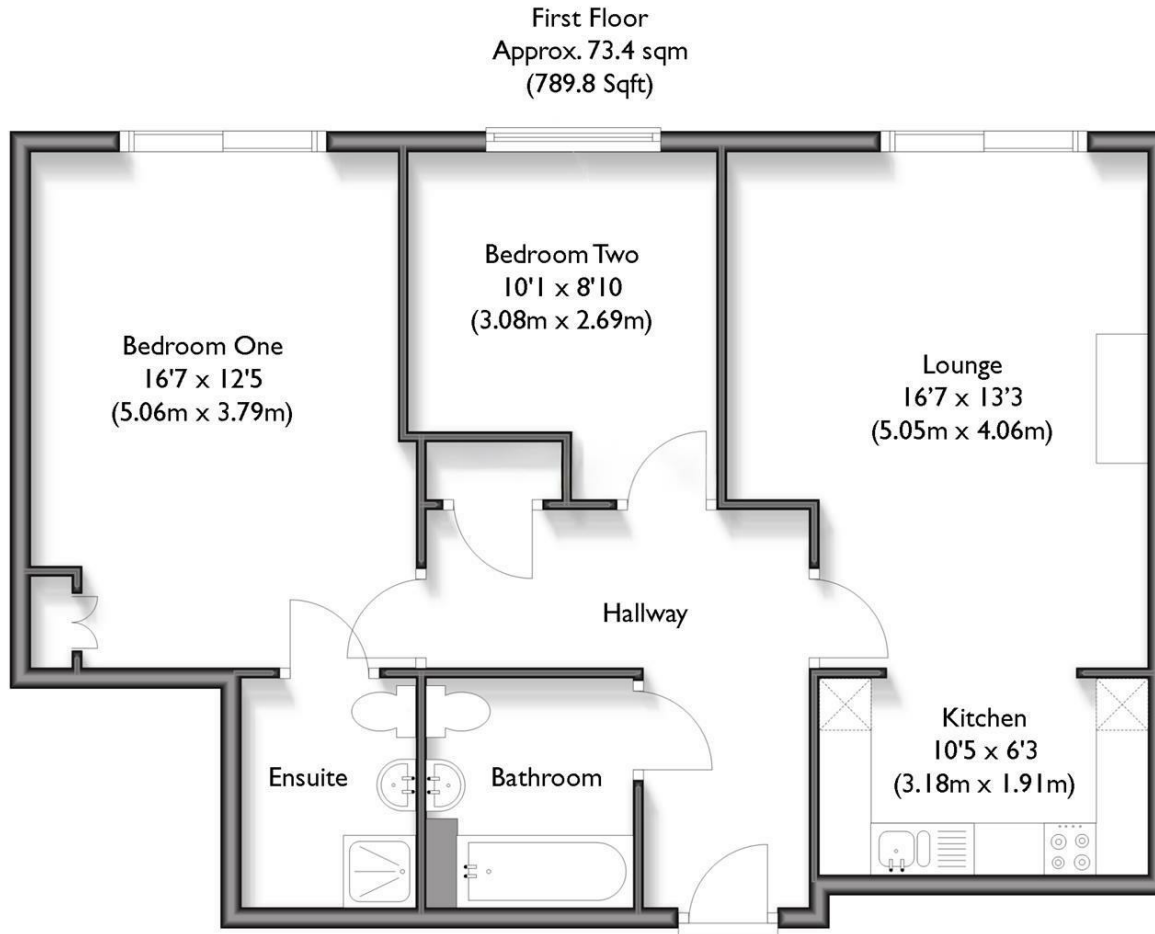
Asking price £405,000

Jack Charles
Estate Agents

Sales & Lettings

- Retirement Village
- Ensuite & A Family Bathroom
- Hair Salon
- First Floor Apartment
- Openplan Living Room / Kitchen
- Residents Lounge / Bar
- Two Bedrooms
- Communal Grounds Parking Facilities
- Restaurant, Gym & Cinema Room

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To Be Sold

Jack Charles are delighted to present this exceptional first-floor retirement apartment, set within the prestigious Emerson Park development on Rowhill Road, Hextable. Exclusively for the over-55s, this elegant two-bedroom residence offers a superb lifestyle, combining comfort, security, and refined living within a beautifully designed retirement village.

The apartment is immaculately presented and thoughtfully laid out, offering generous and well-balanced accommodation throughout. There are two spacious double bedrooms, with the principal bedroom featuring a private en suite shower room and a charming Juliet balcony. The second bedroom is equally well-proportioned and is served by a stylish family bathroom, making it ideal for guests or flexible use.

At the heart of the home is a bright and inviting lounge, enhanced by a Juliet balcony that allows natural light to flood the space. An electric fireplace creates a warm and cosy focal point, while a square archway leads seamlessly into the contemporary fitted kitchen—perfect for both everyday living and entertaining.

Emerson Park has been carefully designed with accessibility, convenience, and peace of mind in mind. The development offers step-free, disabled-friendly access throughout, and each apartment is equipped with an emergency call system, supported by on-site staff available 24 hours a day.

Residents benefit from an outstanding range of facilities designed to enrich daily life, including a state-of-the-art fitness suite, an on-site hair and beauty salon, an in-house café bar, the Club House restaurant, and a private cinema. A vibrant calendar of exclusive social events fosters a strong sense of community and provides excellent opportunities to connect with fellow residents.

A comprehensive management and concierge service is included, with a dedicated services coordinator available to assist with transport, appointments, and day-to-day arrangements. Emerson Park also offers a private transport service for convenient access to local shops and amenities. For those with a vehicle, a parking space is allocated as close to the apartment as possible.

Externally, the development is equally impressive, featuring beautifully maintained communal patio areas—ideal for relaxing, socialising, or simply enjoying the tranquil surroundings.

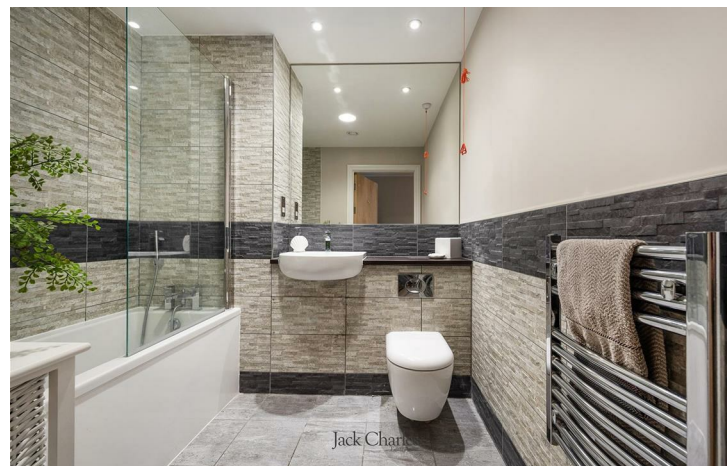
Overall, Emerson Park represents a rare opportunity to enjoy a secure, sociable, and luxurious retirement lifestyle in the heart of Hextable.

Location

Hextable is a charming semi rural village in north west Kent, ideally positioned between Dartford and Swanley. Over the last century it has grown from a small hamlet into a well regarded village community of around 4,400 residents, whilst still retaining much of its rural character.

Surrounded by green belt countryside, much of which is occupied by small farms, nurseries and garden centres, Hextable offers an appealing balance of village life and convenience. Despite being just 16 miles from Central London and located within the M25, the village continues to provide a peaceful setting with a post office, chemist, grocery stores and bakery, all serving the local community. The centre of the village is marked by an attractive tree lined green with a children's play area.

Hextable also has an interesting history, with links to the Temperance Movement, and historic covenants remain in place meaning the village has no public houses. Excellent road links provide easy access to the A2, M2, A20, M20, M25 and Dartford Tunnel, while Ebbsfleet International offers high speed connections further afield, making the area well placed for travel to London, airports, the coast and the Channel Tunnel.





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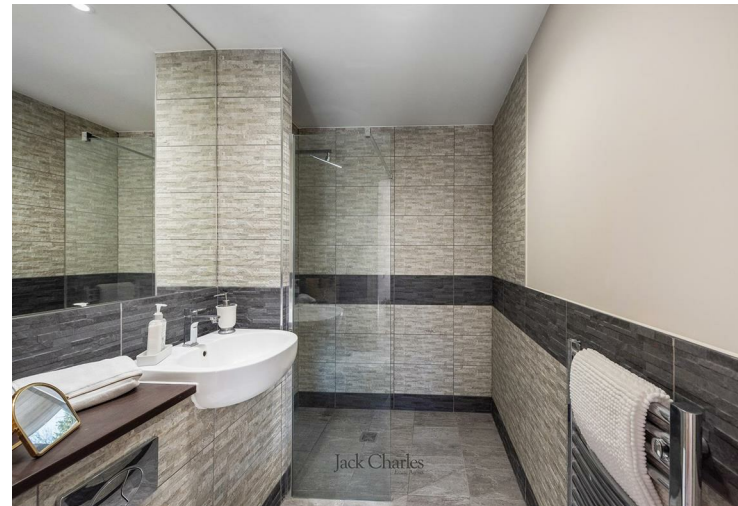
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