



- * CHAIN FREE * GROUND FLOOR APARTMENT WITH PARKING SPACE *
- * BEAUTIFULLY FINISHED AND PRESENTED THROUGHOUT *
- HIGHLY SOUGHT AFTER DEVELOPMENT * PLETHORA OF AMENITIES *
- * COMMUNAL GARDENS * EPC RATED B *
- * SERVICE CHARGE £666 pcm / GROUND RENT £425 p/a *



Flat 46 Emerson Grange
Rowhill Road
Swanley, BR8 7FP

Guide Price £325,000

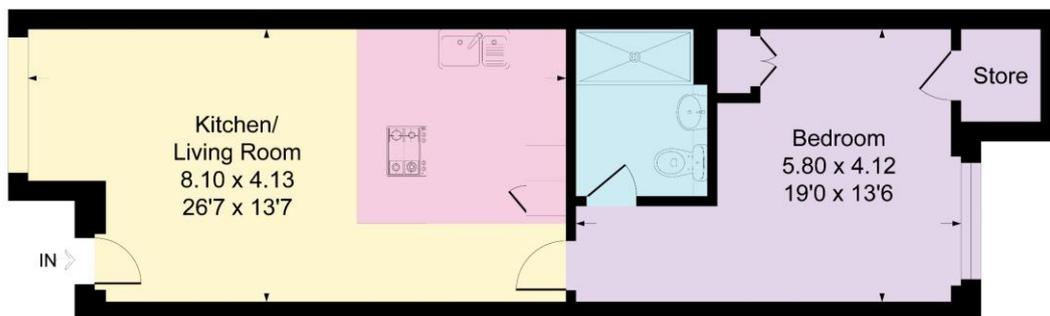
Welcome to Emerson Grange – A Lifestyle of Comfort and Community. This delightful one-bedroom ground floor apartment is set within the prestigious Emerson Grange (Cinnamon Luxury Care), where every detail is designed to make retirement living both comfortable and enriching. Step inside to find a bright and inviting living space, a well-appointed kitchen, and a spacious bedroom offering a calm retreat at the end of the day. With its ground floor position and dedicated parking space, the apartment combines ease and practicality with a touch of elegance. Life at Emerson Grange is about more than just your home – it's about the vibrant community and the exceptional facilities at your doorstep. Enjoy a coffee and catch up with friends in the Cafe-Bar, indulge in a little pampering at the Beauty Salon, stay active in the Fitness Suite, or sit back and enjoy a film in the Cinema Room. Beautifully landscaped gardens and welcoming shared spaces mean there's always somewhere to relax and connect. This is more than an apartment – it's an opportunity to embrace a lifestyle where independence is celebrated, and every day brings something new to enjoy.



EPC RATING B
COUNCIL TAX BAND C
LEASE TERM 117 YEARS REMAINING

Emerson Grange, Rowhill Road, BR8

Approximate Gross Internal Area = 57.8 sq m / 623 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

We understand this property is Leasehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.