



Hazell Holland offer a great opportunity set within Erica Court, well-located part of Swanley, this sold as seen no chain Maisonette presents an excellent opportunity for first-time buyers or investors seeking a project with great potential. Although the property requires updating, it offers a blank canvas for those looking to create their dream home or enhance their investment portfolio. One of the standout features of this location is its superb transport links. Swanley Station is just a stone's throw away, providing fast and efficient services to London Victoria and Blackfriars, making it ideal for commuters. Additionally, the property boasts excellent road access to major routes including the A20, M20, A2, and M25, ensuring that you are well-connected to the wider region.

Guide price £240,000 - £250,000



Erica Court  
Swanley  
Kent  
BR8 8JA

### Entrance Hall

Hardwood entrance door with double glazed opaque window to side. Carpet. Meter cupboard. Stairs going up. Doble glazed window to side. Built-in airing cupboard.

### Lounge

15'8 x 11'7 (4.78m x 3.53m)  
Double glazed window to front. carpet. Rose centre. Double radiator. Electric fire.

### Kitchen

15' x 7'9 (4.57m x 2.36m)  
Two double glazed windows to rear. Carpet. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven and hob.

### Landing

Double glazed window to side. Carpet. Access to loft.

### Bedroom One

12'2 x 11'8 (3.71m x 3.56m )  
Double glazed window to front. Carpet. Radiator. Built-in storage cupboard.

### Bedroom Two

12'6 x 8'2 (3.81m x 2.49m )  
Double glazed window to rear. Carpet. Radiator.

### Bathroom

7'7 x 6'7 (2.31m x 2.01m )  
Double glazed opaque window to rear. Carpet. Double radiator. Tiled splash backs. Low level w.c Pedestal hand wash basin. Panel bath. Separate shower over bath.

### Garage

En-Bloc.

### Lease Details

We have been advised by the sellers solicitor that a new lease will be granted by completion ending 24th December 2154

### Remaining Lease

We have been advised by the vendors solicitor that upon the new lease being granted it will have 128 Years remaining

### Service Charge

We currently await details of the yearly charges

### Ground Rent

We have been advised by the sellers solicitor that Ground Rent will be Peppercorn upon the new lease being granted

### PLEASE NOTE

The sale of the property is by the personal representative of the deceased owner, who has no knowledge of the property, and cannot give any warranty as to the accuracy of these particulars





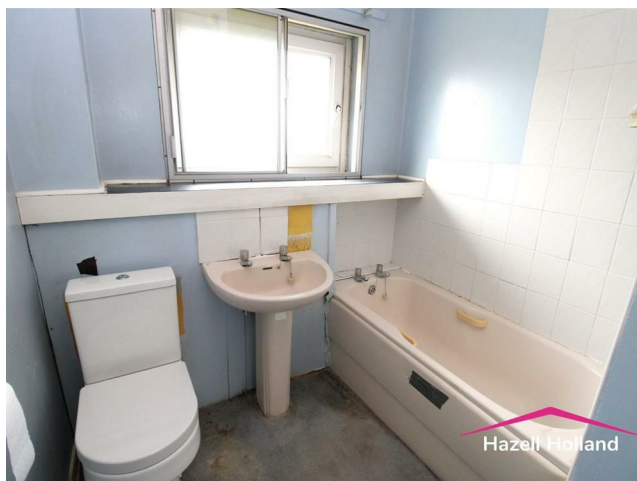
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For those who enjoy the outdoors, Swanley Park is nearby, offering a delightful boating lake, a café, a splash park, and a miniature railway, all set within expansive green spaces perfect for leisurely strolls or family outings. The area also benefits from a strong selection of Good and Outstanding schools, making it an attractive choice for families.

Swanley Square shopping centre is conveniently located, featuring a variety of supermarkets, cafés, retail shops, and a weekly market, ensuring that all your daily needs are met within easy reach. With an Asda and a new Lidl set to open soon, shopping will be even more convenient.

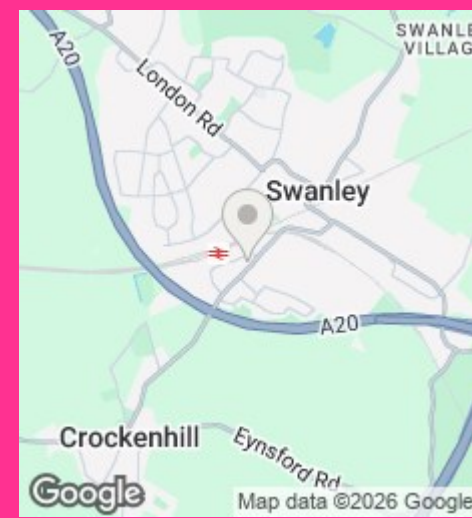
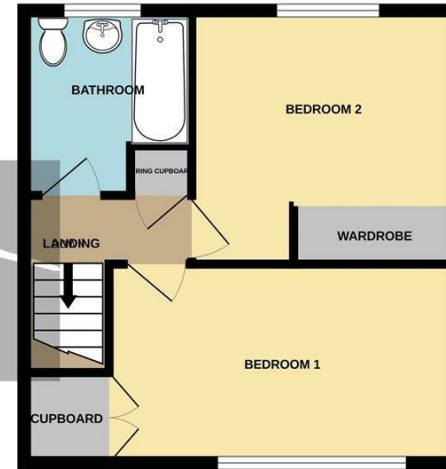
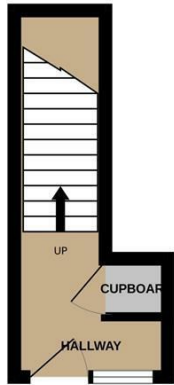
This property is chain-free, allowing for a smooth and straightforward purchase process. With its prime location and potential for transformation, this maisonette in Erica Court is a remarkable opportunity not to be missed. Chain free.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



**CONTACT**

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TOTAL FLOOR AREA : 764sq.ft. (71.0 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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All descriptions, dimensions, references to condition, and other details are provided in good faith and are believed to be correct at the time of publication. However, they do not constitute part of any offer or contract. Prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. No person in the employment of Hazell Holland has any authority to make or give any representation or warranty in relation to this property.

