



Hazell Holland

One bedroom first floor flat for the over 55's. Easy access to Swanley station, town centre and Asda. Chain free. call now to put your appointment.

Guide price £115,000



**Hazell Holland**  
SALES & LETTINGS

21 Inglewood, The  
Spinney  
Swanley  
Kent  
BR8 7YE



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### Main Entrance Hall

Manager office. Laundry room. Access to lift.

### Entrance Hall

Hardwood entrance door. Carpet. Electric heater. Built-in storage cupboard. Entrance phone.

### Lounge

16' x 11' (4.88m x 3.35m)  
Double glazed window to front. Carpet Storage heater.

### Kitchen

9'5 x 5'5 (2.87m x 1.65m )  
Double glazed window to front. Vinyl floor. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan.

### Bedroom

18'4 x 10'4 x 8'8 (5.59m x 3.15m x 2.64m)  
Double glazed window to front. Carpet. Electric heater. Fitted wardrobe.

### Bathroom

9 x 7'2 (2.74m x 2.18m)  
Vinyl floor. Tiled walls. Extractor fan. Dimplex wall heater. wall cabinet. Low level w.c . Panel bath with mixer tap. Mira shower over bath. Pedestal hand wash basin. Low level w.c.

### Ground floor

#### Manager office

#### Laundry Room

Two washing machine and two dryers.

### First Floor

#### Communal Lounge and Kitchen

Balcony area.

#### Guest Suite

First floor.

### Communal Garden

Laid lawn. Flower beds. Seating area. Drying area. Space for mobility scooters.

### Car park

### Lease Details

The property will have a new lease at the cost of the buyer 99 years. Please confirm these details with your solicitor.

### Service Charge

£224.00 Per month including buildings insurance (To be confirmed by the vendors solicitor)



Hazell Holland offer in Inglewood, The Spinney in Swanley, this delightful retirement home is designed specifically for those aged 55 and over. Spanning a comfortable 495 square feet, this property offers a perfect blend of convenience and community living.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and socialising. The home features a well-appointed bedroom, ideal for restful nights, and a bathroom that caters to your daily needs.

One of the standout features of this property is its proximity to local amenities. Just a short stroll away, you will discover the bustling town centre, complete with an Asda supermarket and excellent transport links, making it easy to explore the surrounding areas. For those who enjoy the outdoors, Swanley Park is nearby, offering beautiful green spaces for leisurely walks and recreational activities.

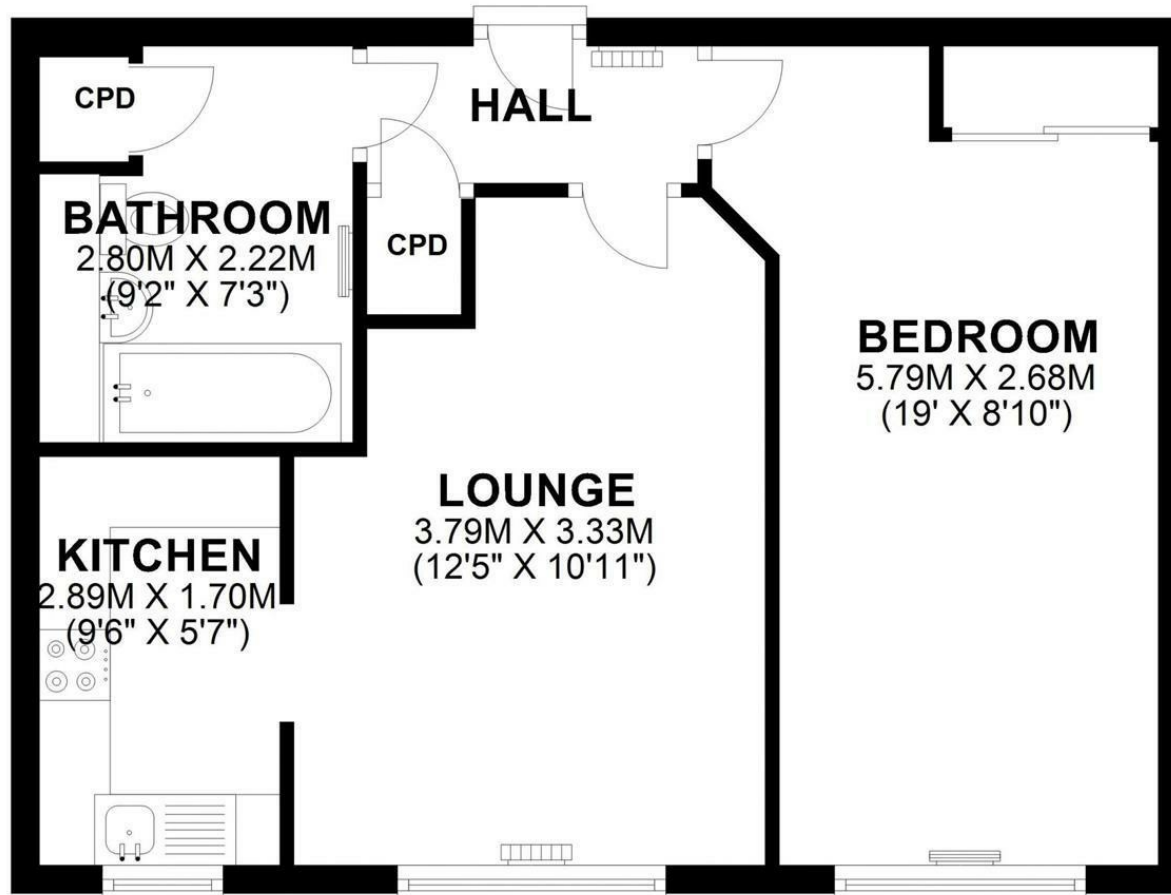
Residents of The Spinney benefit from a range of communal facilities, including a lounge and kitchen area, perfect for gatherings and social events. There is also a guest room available for visitors, a laundry room for added convenience, and a dedicated manager on site to assist with any needs that may arise. The communal gardens provide a serene environment for relaxation, while the car park ensures that parking is hassle-free.

This property presents an excellent opportunity for those seeking a supportive and friendly community in a prime location. With its thoughtful design and convenient amenities, it is an ideal choice for a comfortable retirement lifestyle.



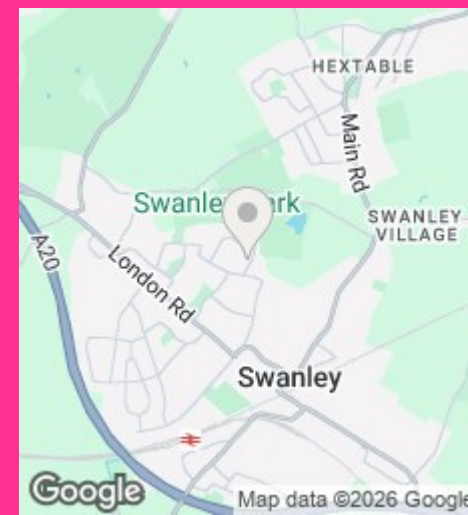
# FIRST FLOOR

APPROX. 45.8 SQ. METRES (493.2 SQ. FEET)



TOTAL AREA: APPROX. 45.8 SQ. METRES (493.2 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CONTACT

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