



Retirement apartment set within the popular Kennett Court development. Designed exclusively for residents aged 60 and over, the property offers comfortable, low-maintenance living in a friendly and well-managed community.

£192,500

Hazell Holland



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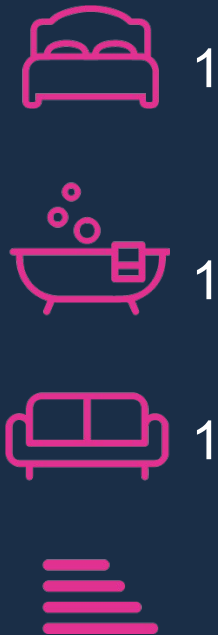
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SALES & LETTINGS

Kennett Court
Oakleigh Close
Swanley
Kent
BR8 7WP



Communal Entrance Hall

Access to manager office. Communal lounge/kitchen area. Laundry room.

Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Large storage cupboard with electric meter.

Shower Room

6'8 x 5'3 (2.03m x 1.60m)

Vinyl floor. Coved ceiling. Tilled walls. Heated towel rail. Wall heater. Low level w.c. Vanity hand wash basin. Double shower cubicle.

Lounge

20'3 x 10'6 (6.17m x 3.20m)

Double glazed door leading to communal garden with double glazed window to side. Carpet. Coved ceiling. Storage heater.

Kitchen

7'8 x 7'5 (2.34m x 2.26m)

Double glazed window. Vinyl floor. Coved ceiling. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob, and extractor fan.

Bedroom

16'2 x 9' (4.93m x 2.74m)

Double glazed window. Carpet. Coved ceiling. Storage heater. Built-in wardrobe.

Communal Garden

Patio area. Laid lawn. Flower beds.

Parking

Ground Floor

Manager Office

Communal Lounge / Kitchen Area

Laundry Room

Lease Details

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

Services 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)



Hazell Holland offers to the market in Oakleigh Close, Swanley, this one-bedroom ground floor flat offers a delightful living space ideal for those over 60's seeking a peaceful retirement. Spanning 495 square feet, the property features a comfortable reception room, a well-appointed bedroom, and a modern shower room, providing all the essentials for a relaxed lifestyle.

Conveniently located near the town centre, residents will find easy access to local amenities, including Asda and Swanley Park, perfect for leisurely strolls or shopping trips. The property is part of a retirement community, ensuring a friendly and supportive environment. With a manager living on-site, residents can enjoy peace of mind knowing assistance is readily available.

The communal lounge and kitchen area foster a sense of community, offering a space for socialising and engaging in various activities. Additionally, a laundry room is available for residents' convenience, making daily tasks more manageable. The property is chain-free, allowing for a smooth transition into your new home.

This flat presents an excellent opportunity for those looking to embrace a fulfilling retirement in a welcoming community. Don't miss the chance to make this lovely property your new home.





CONTACT

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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		
England & Wales		EU Directive 2002/91/EC

