



HORIZON HOUSE

Horizon House | Azalea Drive, Kent, BR8 8FA

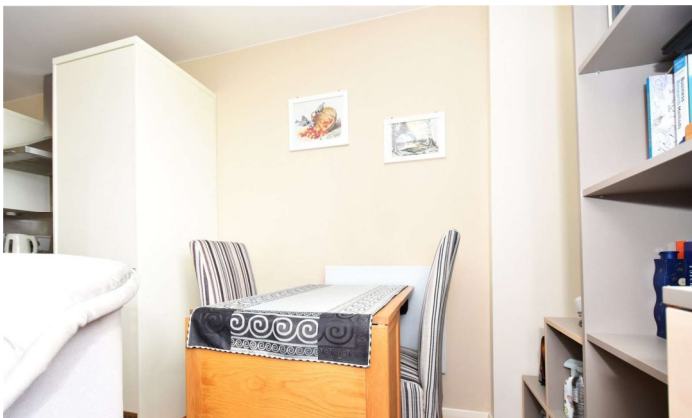


Guide Price: £250,000-£275,000
Leasehold

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Horizon House, Azalea Drive

Located on the border of Southeast London within sight of Swanley Mainline Train Station which offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars is this exceptional top-floor 2-bedroom apartment. Ideal for both professionals and families, commuting becomes effortless. This residence perfectly marries countryside with city convenience. Swanley itself has a range of shopping and leisure activities with the White Oak Leisure Centre recently receiving a full update and rebuild. Accommodation comprises; an open concept living space effortlessly blending a modern integrated kitchen, dining area, and lounge. Two generously sized double bedrooms prioritize comfort, complemented by a well-appointed bathroom. Offering an impressive energy performance rating of C-69, the apartment ensures warmth in winters and a refreshing coolness during summers, with minimal running costs. Also, to note is the amazing view from all windows of the local are, countryside and London in the horizon.



Interior

Communal Entrance Accessed via the main entrance offering access to post room, stairwell and elevator/lifts.

Entrance Hall Offering access to living room, bedrooms and bathroom. Video entry phone system. Panel heater.

Open Plan Living Area 5.15m x 3.96m (16'11" x 13') Double glazed windows providing expansive views of the local area and countryside.

Kitchen area comprising a range of modern wall and base cabinets with countertop over with inset sink/drainage and ceramic hob with integrate oven under and integrated fridge/freezer, dishwasher and washer/dryer. Panel heater.

Bedroom One 4m x 2.66m (13'1" x 8'9") Double glazed window with a fantastic view of the local area and countryside. Panel heater.

Bedroom Two 3.53m x 2.72m (11'7" x 8'11") Double glazed window with a fantastic view of the local area and countryside. Panel heater.

Bathroom 2.45m x 1.8m (8' x 5'11") max Offering a modern 3 piece bathroom suite comprising; enclosed panelled bath, wash basin and low level wc. Heated towel rail.

Exterior

Parking Available by licence

Leasehold Information

Time remaining on lease: Approx. 235 years.

Ground Rent: £220 per annum

Service Charge: Approx £1930.00 per annum

Ground Rent Review Date: tbc

GROUND FLOOR 53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA : 53.5 sq.m. (576 sq.ft.) approx.

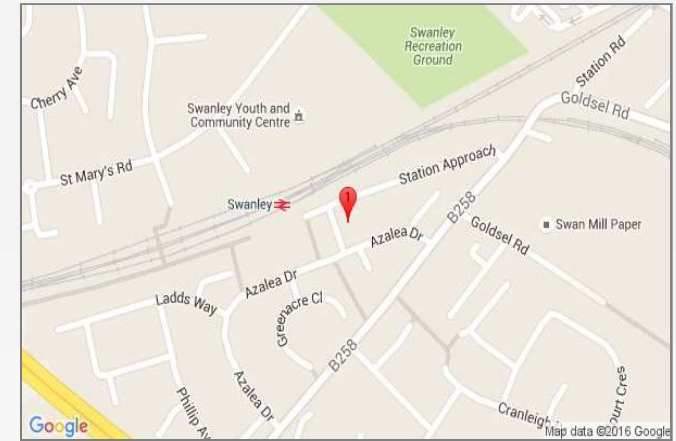
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property Location

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Property Features

- Council Tax: D
- EPC Rating: C
- Amazing Open Plan Living Space
- Integrated Kitchen Appliances
- 2 Double Bedrooms
- Energy Efficiency Rated C - 69
- Close to Station
- Top Floor
- 2 x Lifts
- Close to Motorway links

**FOR MORE INFORMATION
CONTACT US TODAY.**

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