



# Horizon House

Azalea Drive | Swanley | BR8 8FA









# Horizon House

Azalea Drive, Swanley, BR8 8FA

Asking Price £250,000

Leasehold

Welcome to Horizon House - Ideal for both professionals and families, commuting becomes effortless. Robinson Jackson are delighted to offer to the market this 2 bedroom apartment with Juliette Balcony.

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.

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.

The 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.





## Benefitting from:

- Close To Station
- Open Plan Living Space
- 2 Double Bedrooms
- Juliette Balcony
- Third Floor
- Lift Access
- Close to Motorway links
- Walking Distance of Town Centre
- Energy Efficiency Rated C - 76
- Council Tax: C
- EPC Rating: C

## Accommodation

**Entrance Hall** Entry system. Laminate flooring. Access to bedrooms, bathroom and open plan living space.

**Open plan living** 5.2m x 4.14m (17'1" x 13'7")

**Lounge Area:** Juliette Balcony. Laminate flooring.

**Kitchen Area:** Range of complimentary wall and base units with work surfaces over. Built in oven, hob and extractor. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher.

**Bedroom One** 3.9m x 2.7m (12'10" x 8'10") Double glazed window. Carpet.

**Bedroom Two** 3.5m x 2.51m (11'6" x 8'3") Double glazed window. Carpet.

**Bathroom** Panelled bath with shower over and screen. Low level WC. Wash hand basin.







## Leasehold Information

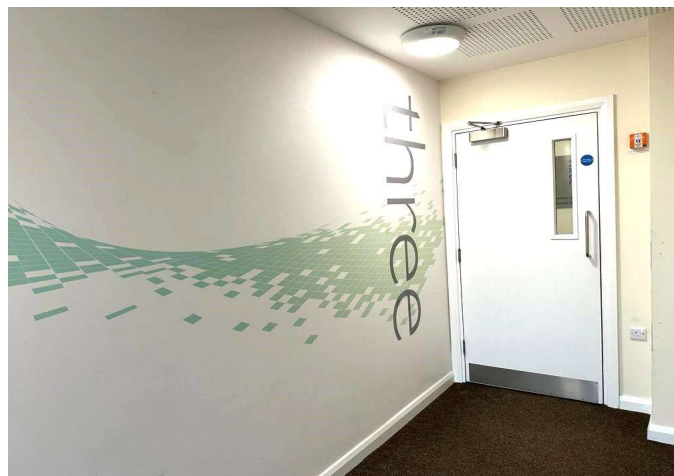
Time remaining on lease: Approx. 242 years and 2 months

Ground Rent: £220 Per Annum

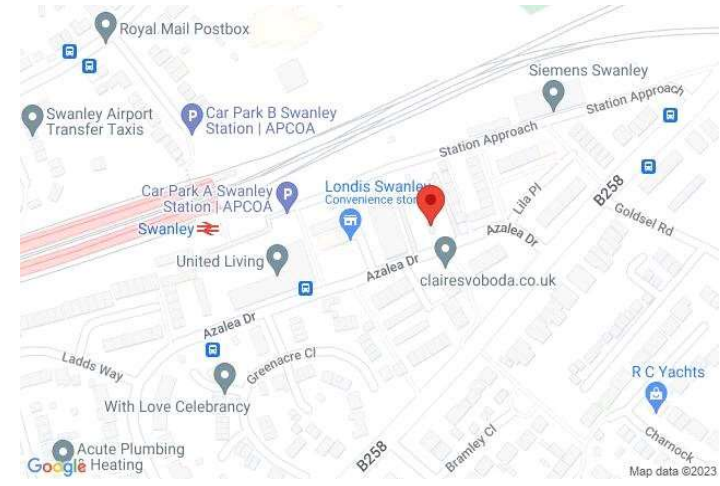
Service Charge: £2,439 Per Annum

Council Tax - C

EPC Rating - C







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

01322 666444

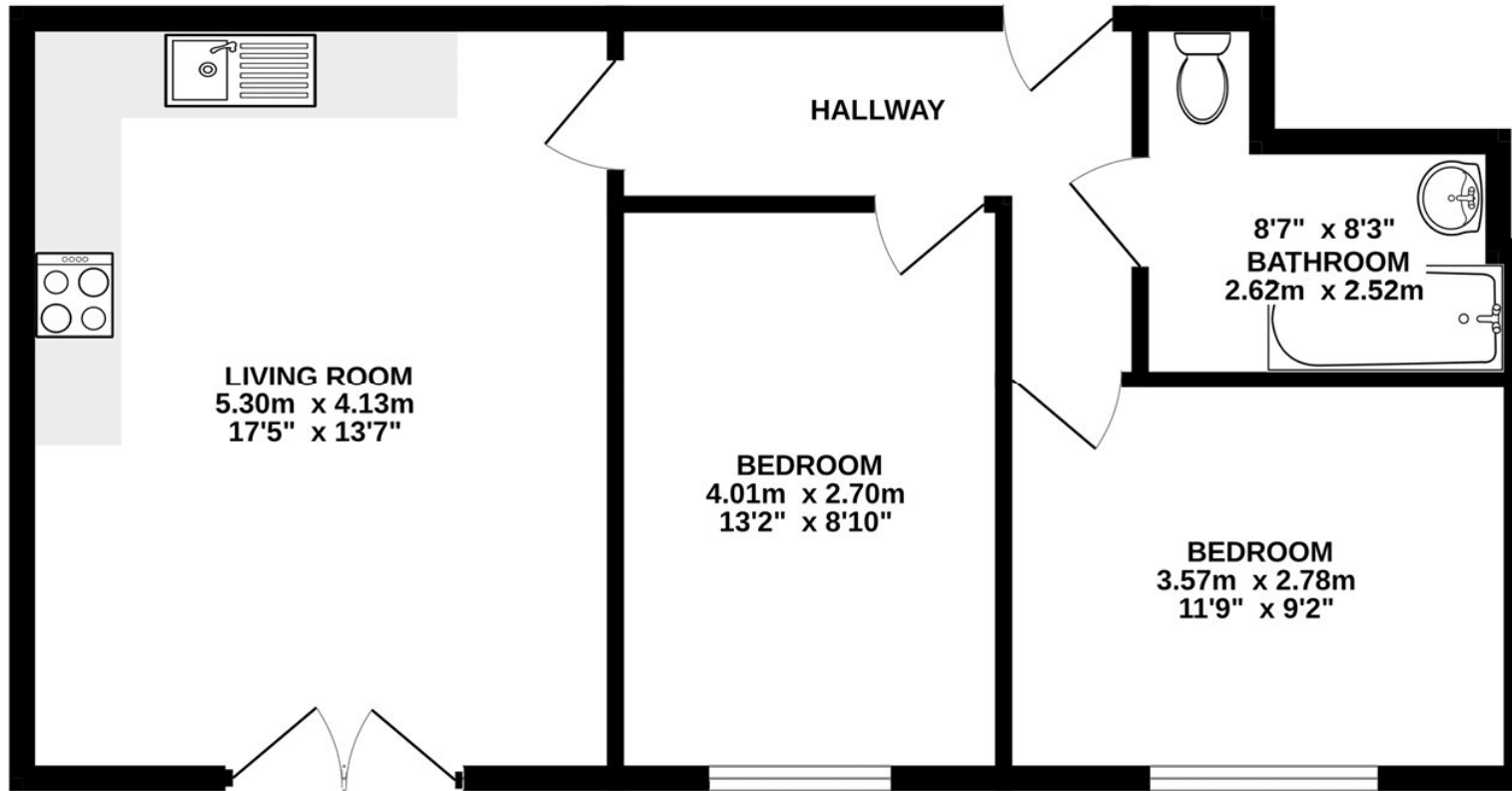
Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE

swanley@robinson-jackson.com

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**ROBINSON-JACKSON**

**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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