



Berkeley Court
Nightingale Way | Swanley | BR8 7UD



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Nightingale Way, Swanley, BR8 7UD

Asking Price £229,995

Share of Freehold

Discover the epitome of modern living at Robinson Jackson's newest offering: a first-floor apartment boasting views over the recreation ground. Situated in the heart of Swanley town centre, this residence offers convenience, being mere moments away from the hub of amenities. With Swanley Station just a leisurely stroll away, commuting becomes a breeze, connecting you effortlessly to London and beyond.

Step into a world of contemporary elegance as you enter this bright abode adorned with neutral décor, creating a canvas for your personal style to shine. The apartment features electric heating, ensuring comfort all year round.

As a bonus, this property boasts a share of the freehold. Ideal for investment purposes or a first time buy. Never worry about parking again with the convenience of allocated parking, providing peace of mind. Don't miss your chance to make this stunning property your own - schedule a viewing today.



Benefitting from:

- Close to Town Centre
- Close to Station
- Ideal First Time Buy
- First Floor Apartment
- Modern Kitchen
- Modern Bathroom
- Electric Boiler
- Allocated Parking
- Well Presented
- Council Tax: B
- EPC Rating: C

Accommodation

Entrance Hall Door to front. Radiator. Entry phone system.

Inner Hall Radiator. Double cupboard. Carpet.

Lounge 4.5m x 3.35m (14'9" x 11') Double glazed window to rear with view over the recreation ground. Carpet. Radiator.

Bathroom 2.6m x 2.13m (8'6" x 7') Frosted double glazed window to front. Panelled bath with shower attachment over. Low level WC. Radiator.

Bedroom 4.5m x 2.6m (14'9" x 8'6") Double glazed window to rear with views over the recreation ground. Radiator. Carpet.

Kitchen 3.6m x 2.16m (11'10" x 7'1") Double glazed window to front. Range of wall and base units with complimentary work surfaces. Space for washing machine, fridge freezer and dishwasher. Sink unit. Oven hob and extractor.





Exterior

Communal grounds surrounding the apartments.

Parking: The property is being sold with 1 allocated parking space. Additional visitor parking is available within the car park.

Share of Freehold Information

Lease Term Created: 25/03/1983 for 199 years

Time remaining on lease: Approx. 157 years and 11 months

Ground Rent: Not applicable

Service Charge: £58 per month

(All information regarding lease term and service charges are based on information supplied by the seller and should be verified by your

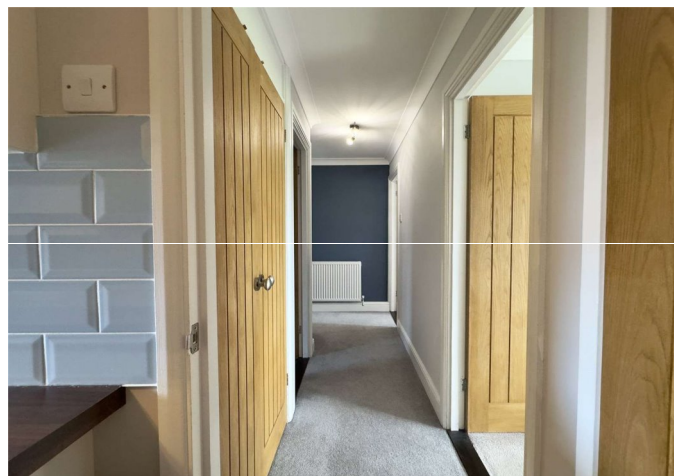
Additional Information

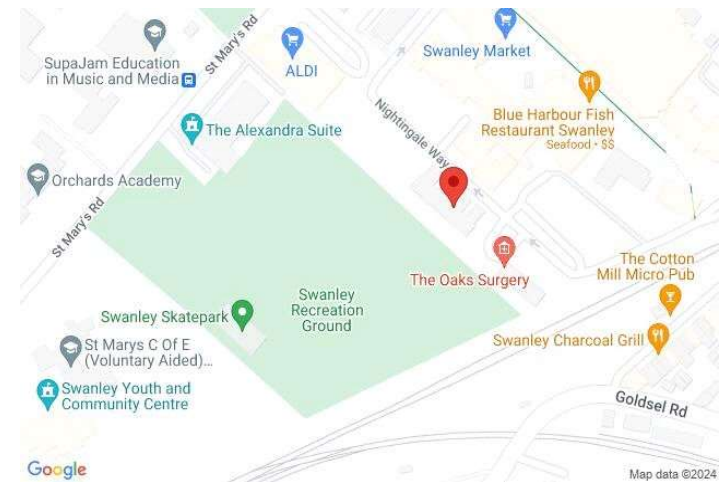
EPC was carried out in 2015 by previous owners of the property.

The boiler is located in the airing cupboard.

Council Tax - B

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 & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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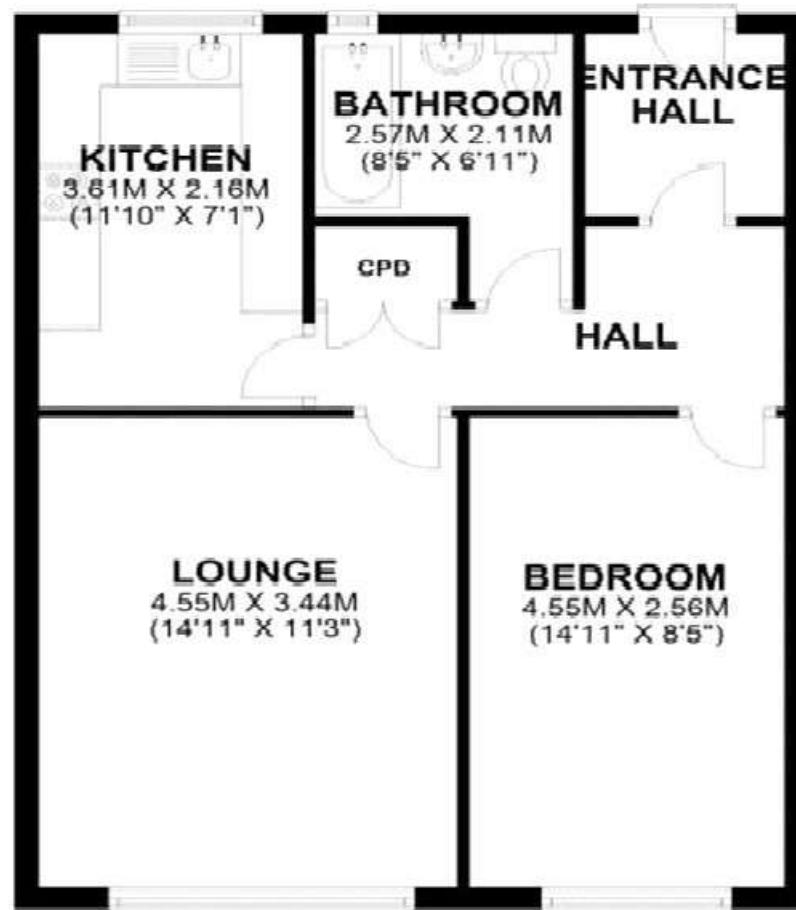
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ROBINSON-JACKSON

FIRST FLOOR

APPROX. 50.4 SQ. METRES (542.3 SQ. FEET)



TOTAL AREA: APPROX. 50.4 SQ. METRES (542.3 SQ. FEET)



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