



Goldsel Road | Swanley, Kent, BR8 8EY



Guide Price £230,000 - £240,000

EPC = D

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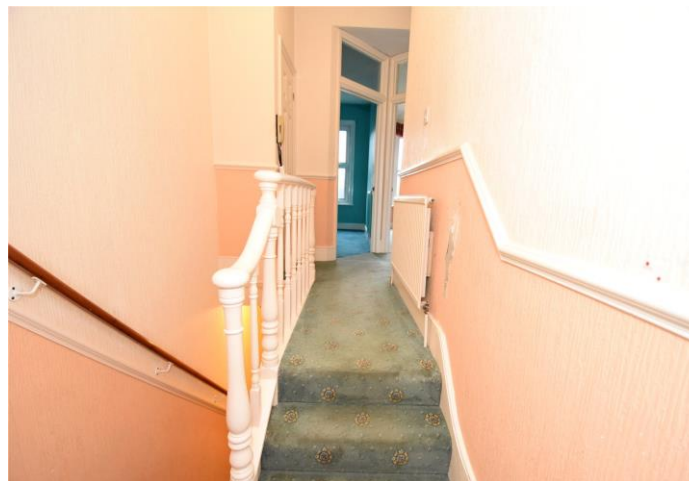
# Goldsel Road, Swanley

## CALLING ALL COMMUTERS

Located within easy walking distance of Swanley mainline station which offers fast services to London Victoria, is this well proportioned 2 bedroom 1st floor apartment with share of freehold. Offering bay window fronted reception room, kitchen/breakfast room, 2 bedrooms, bathroom and all important outside space by way of private rear garden and one allocated parking space. The property is located within close proximity of the Town Centre.

## Property Features

- 2 Bedrooms
- Kitchen/Breakfast Room
- One Parking Space
- Private Garden
- Walking Distance to Station
- Close to Town Centre
- No Forward Chain



## Interior

**Communal Entrance** Access to both apartments,

**Entrance Hall** 3.48m x 1.65m (11'5" x 5'5") Providing stairs to ground floor. Access to bedrooms, reception room and kitchen/breakfast room.

**Kitchen/Breakfast Room** 3.12m x 3m (10'3" x 9'10") Double glazed window to side. Range of matching wall and base cabinets with countertop over with sink inset. Integrated oven and gas hob. Extractor fan. Storage cupboard. Radiator. Access to bathroom. Combi boiler (advised by the Vendor this was installed in August 2019 with 7 year warranty cover).

**Reception Room** 4.4m x 3.38m (14'5" x 11'1") Double glazed bay window to front. Radiator.

**Bedroom One** 3.48m x 2.74m (11'5" x 9') Double glazed window to rear. Radiator. Fitted wardrobes.

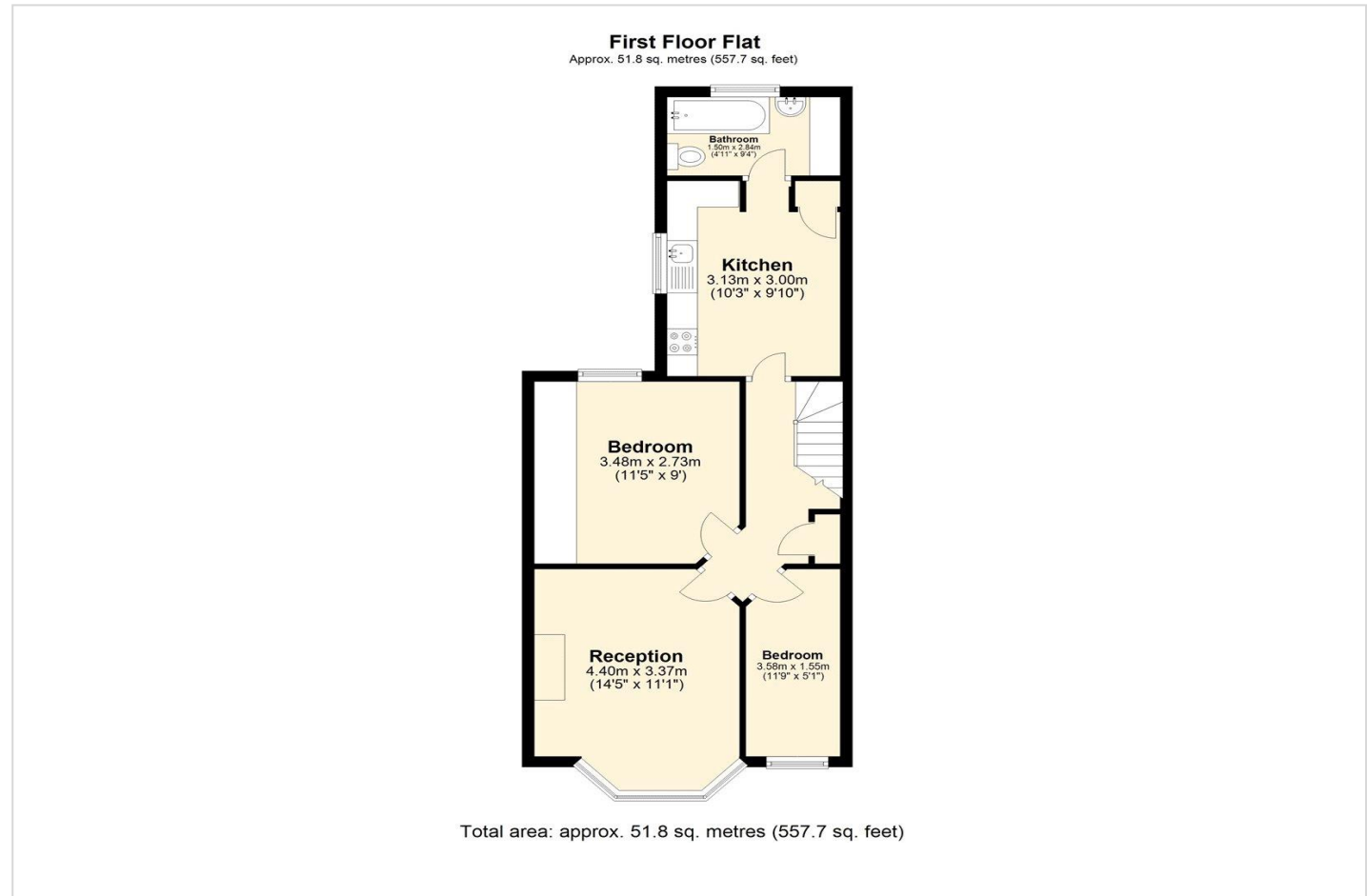
**Bedroom Two** 3.58m x 1.55m (11'9" x 5'1") Double glazed window to front. Radiator.

**Bathroom** 2.44m x 1.5m (9' x 4'11") Opaque double glazed window to rear. Enclosed panelled bath. Wash basin. Low level wc. Radiator. Sliding door storage to one end.

## Exterior

Private Rear Garden

One Allocated Parking Space







## Additional Information

Sevenoaks District Council Band B

Lease Term: Share of Freehold and extended Lease on completion

Ground Rent: Peppercorn

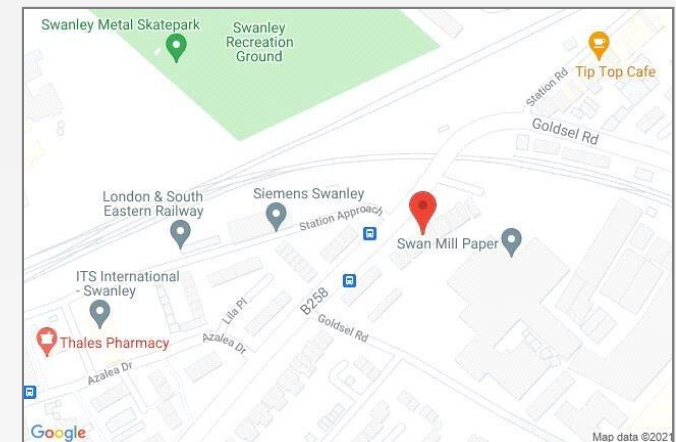
Original Lease Term: 30th September 1991 for 99 years.

Current unexpired Lease Term: 69 years

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.

## Property Location

Goldsel Road, Swanley, Kent, BR8 8EY



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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