



Littleheath | St Marys Road, Swanley, BR8 7FN



Offers in Excess of £200,000
Share of Freehold

ROBINSON-JACKSON
Our service will *move* you

Littleheath, St Marys Road

Located just half a kilometre (one third of a mile) from Swanley station is this impeccably presented **share of freehold**, 1 double bedroom, first floor apartment. Benefitting from a clean bright modern open plan living space, with direct access to a 6.3m South facing balcony, under floor heating throughout and amazing access to local shops, bus routes, and commuter links. Add to this secure gated parking with visitors' spaces, entry phone, lift and a hub-centric location, if you are looking for your first home, downsize or buy to let, look no further.



Property Features

- Council Tax: B
- EPC Rating: C
- 0.5km/0.3 miles to Station
- Share of Freehold
- Secure Parking
- 6.3m South Facing Balcony
- Modern Open Plan Living
- Under Floor Heating

Interior

Entrance Hall Entrance door. Entry phone. Storage/utility cupboard housing boiler and space for washing machine. Under floor heating.

Open Plan Living Space 5.51m x 3.28m (18'1" x 10'9")
Comprising a lounge/dining and kitchen areas.

Living Area Offers double glazed French doors onto the South facing balcony and under floor heating.

Kitchen Area Offers a range of wall and base cabinets with countertop over with inset sink/drainers and gas hob. Integrated oven, microwave and fridge/freezer.

Bedroom 3.35m x 3.02m (11' x 9'11") Double glazed French doors onto the south facing balcony. Under floor heating.

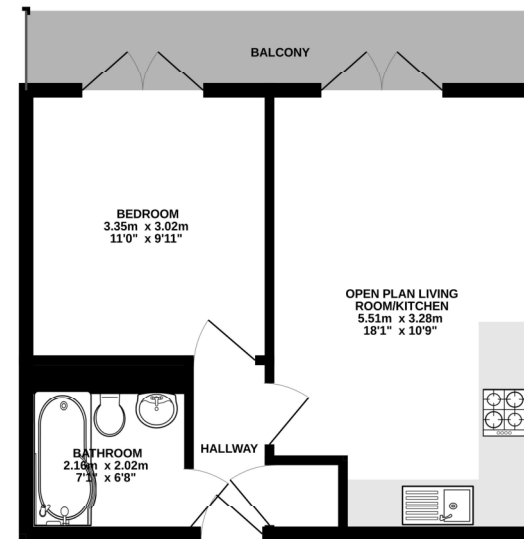
Bathroom Enclosed panelled p-shaped bath with shower over. Vanity wash basin and wc. Under floor heating.

Balcony 6.3m x 1.0m (20'8" x 3'3") Offering a Southern exposure benefitting from sunrise to sunset sun. Accessed from both the living space and bedroom.

Externally

Gated under-croft parking. One allocated space with visitors space also.

GROUND FLOOR
34.1 sq.m. (367 sq.ft.) approx.



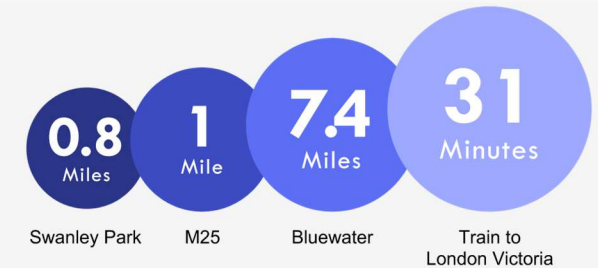
TOTAL FLOOR AREA: 34.1 sq.m. (367 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreX 02/04





Property Location

Littleheath, St Marys Road, Swanley, BR8 7FN



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

Share of Freehold Information

Time remaining on lease: Approx. 106 years.

Ground Rent: Nil

Service Charge: £1,700 Per Annum 2023/2024

Additional Information

Being an EPC Rating C, we are working with the Mortgage Advice Bureau to present exclusive rates for energy efficient property with the average saving being £65 per month. Please call to enquire how you can benefit.

FOR MORE INFORMATION
CONTACT US TODAY.

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