



Erica Court | Swanley, Kent, BR8 8JA



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Guide Price £260,000 to £270,000

Share of Freehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Erica Court, Swanley

Robinson Jackson are delighted to offer to the market this 2 double bedroom split level maisonette with garage en bloc located close to Swanley Town Centre and Swanley Station.

### Property Features

- Council Tax: B
- EPC Rating: D
- Two Double Bedrooms
- Close To Station
- Ideal First Time Buyer
- Ideal Buy To Let
- Garage En Bloc
- No Forward Chain



## Interior

**Entrance Hall** Door to front. Stairs to first floor.

**Landing** Storage cupboard. Access to lounge diner.

**Lounge/Diner** 4.78m x 3.58m (15'8" x 11'9") Double glazed window to front. Stairs to second flooring. Radiator. Door into kitchen breakfast room.

**Kitchen/Breakfast Room** 4.62m x 2.44m (15'2" x 8') Two double glazed windows to rear. Range of wall and base units with work surfaces over. Gas hob. Built in oven. Extractor hood. Radiator. Tiled walls. Sink unit. Space for fridge freezer.

**Landing** Radiator. Storage cupboard. Access to bedroom one, bedroom two and shower room.

**Bedroom One** 3.58m x 3.48m (11'9" x 11'5") Double glazed window to front. Radiator.

**Bedroom Two** 3.7m x 2.5m (12'2" x 8'2") Double glazed window to rear. Radiator.

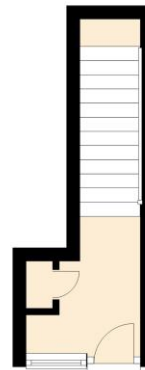
**Shower Room** 2.29m x 2m (7'6" x 6'7") Frosted double glazed window. Shower cubicle with shower over. Wash hand basin. Low level WC. Tiled walls. Heated towel rail.

## Exterior

Garage En Bloc: Last garage on the right hand block.

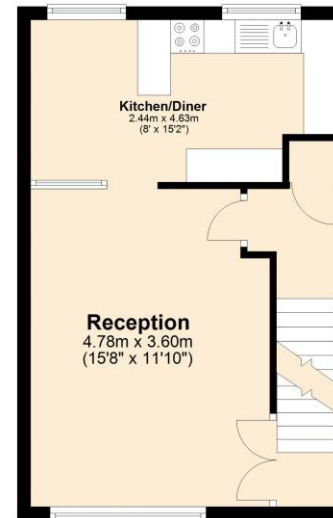
We have been advised the garage showing currently on the deeds has been leased to another property. In turn their garage has been leased to this property.

**Ground Floor**  
Approx. 5.8 sq. metres (62.4 sq. feet)



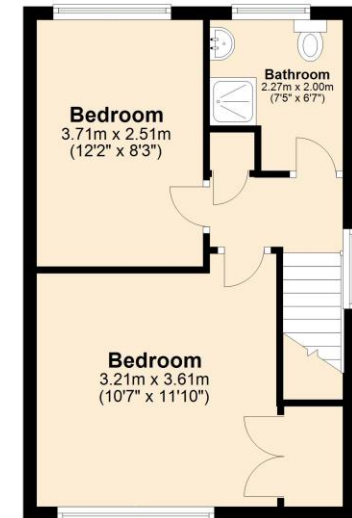
**First Floor**

Approx. 33.8 sq. metres (363.8 sq. feet)



**Second Floor**

Approx. 33.4 sq. metres (359.2 sq. feet)







### Additional Information

The property is being sold subject to Grant of Probate.

### Share of Freehold Information

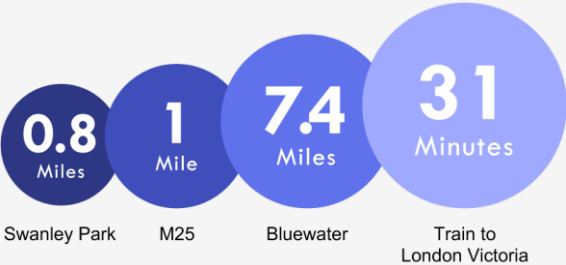
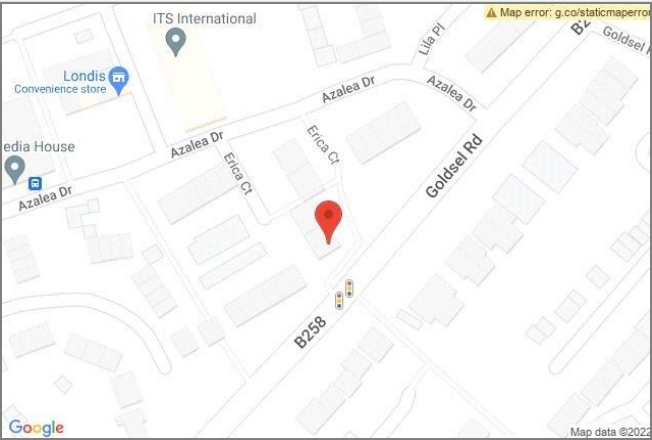
Time remaining on lease: Approx. 977 years

Start Date: 25/06/2000 - 999 years

Ground Rent: £20.00

### Property Location

Erica Court, Swanley, Kent, BR8 8JA



FOR MORE INFORMATION  
CONTACT US TODAY.

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