



Squirrels Close | Swanley, BR8 7FJ



Asking Price £260,000 Leasehold

ROBINSON-JACKSON
Our service will *move* you

Squirrels Close, Swanley

Robinson-Jackson are delighted to present this modern two bedroom, two bathroom ground floor apartment. Located ideally for access to Swanley town, station and schools. Accommodation comprises of open plan living/dining/kitchen, master bedroom with ensuite shower room, second bedroom and family bathroom. Outside is allocated parking and communal grounds.

Property Features

- Council Tax:
- EPC Rating: B
- Ground Floor
- 2 Bedrooms
- 2 Bathrooms
- Open Plan
- Ensuite to Master Bedroom
- Convenient for Station
- Chain Free



Interior

Communal Entrance Accessed via secure entry phone system, fob or key.

Entrance Hall Providing access to all rooms. 2 storage cupboards.

Living/Dining Room/Kitchen 5.3m x 4.27m (17'5" x 14') Double glazed windows to front and side. Kitchen area offers wall and base cabinets with countertop over. Inset sink/drain, hob and integrated oven.

Bedroom One 3.86m x 2.97m (12'8" x 9'9") Double glazed window. Radiator. Access to private ensuite shower room.

Ensuite Shower Room Enclosed cubicle shower. Wash basin. Low level wc. Heated towel rail.

Bedroom Two 3.4m x 2m (11'2" x 6'7") Double glazed window. Radiator.

Bathroom Enclosed panelled bath. Wash basin. Low level wc. Heated towel rail.

Exterior

One Allocated parking space.

Communal grounds

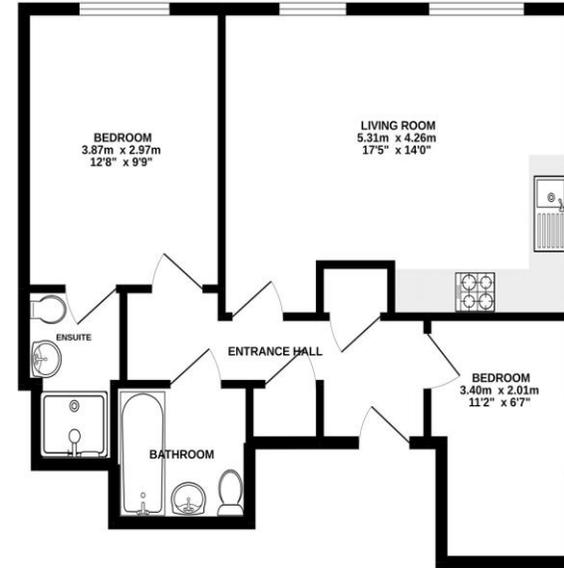
Leasehold Information

Time remaining on lease: Approx. 112 years

Ground Rent: £336 PA

Service Charge: £1,540 PA

GROUND FLOOR 55.5 sq.m. (597 sq.ft.) approx.



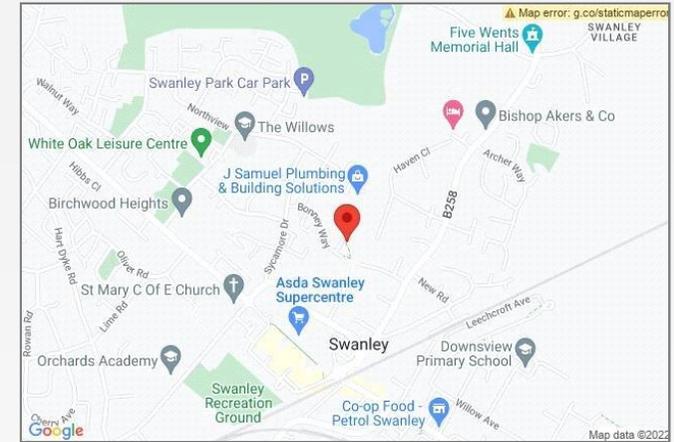
TOTAL FLOOR AREA: 55.5 sq.m. (597 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and the responsibility is taken for any error.
Dimensions of this apartment. The plan is 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 operation or efficiency can be given.
Made with Metaphor 12/2022





Property Location

Squirrels Close, Swanley, BR8 7FJ



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 666444
Robinson Jackson
39 High Street,
Swanley,
Kent BR8 8AE
swanley@robinson-jackson.com

