



Discovery Drive  
BR8 8FB



WORCESTER DRIVE

# Discovery Drive

BR8 8FB

Offers Over £285,000

Leasehold

Nestled within a popular modern development, within walking distance to Swanley Town Centre and Swanley Station, offering swift access to London Victoria, London Bridge, and Charing Cross is this two bedroom, two bathroom, ground floor apartment situated within a block of just four!

Inside you will find bright and neutral modern decor throughout; a canvas ready for your personal touch. There are two bedrooms plus an en suite shower room to the main bedroom and a separate bathroom.

Two doors open onto the spacious double balcony, one from the main bedroom and the other from the living room so you can relax on and enjoy alfresco dining and your morning coffee!

Next to the main entrance door you will find a gated communal garden area.

Whether you're seeking a Buy-to-Let investment or embarking on your exciting journey as a First Time Buyer, this property presents an ideal opportunity.



## Benefitting from:

- 1 of 4 Apartments In The Block
- Built in 2018 by Persimmon Homes
- Modern Open Plan Living
- Close To Swanley Station
- Close To Swanley Town Centre
- En Suite Shower Room
- Plus Modern Bathroom
- 2 Bedrooms
- Ground Floor Apartment
- Double Balcony
- Allocated Parking
- Gated Communal Garden
- Council Tax: C
- EPC Rating: B

## Accommodation

**Communal Entrance** Entry system. Door to side. Carpet. Double glazed window overlooking the garden. Stairs to first floor. Access to No. 169.

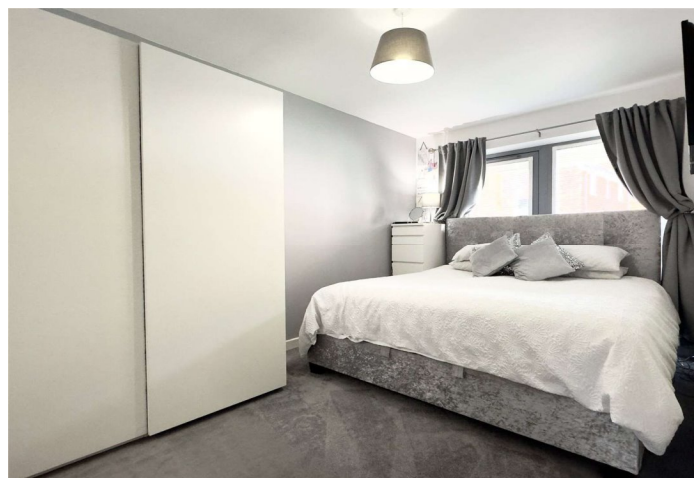
**Entrance Hall** Entrance door. Carpet Radiator. Built-in storage cupboard. Entry phone system.

**Living Room** 4.6m x 3.7m (15'1" x 12'2") Double glazed window to front with double glazed door leading to balcony. Double radiator.

**Kitchen** 3.25m x 1.93m (10'8" x 6'4") Range of wall and base units with complimentary work surfaces over. Built-in oven, hob and extractor fan. Integrated dish washer and washing machine to remain. Space for fridge freezer. Sink unit.

**Bedroom One** 4.27m x 2.62m (14' x 8'7") Double glazed window to front. Double glazed door leading to the balcony. Access to en suite shower room.

**En Suite Shower Room** Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan. Local tiling.





**Bedroom Two** 3.25m x 2.62m (10'8" x 8'7") Double glazed window to front. Carpet. Radiator. Cupboard housing storage and boiler.

**Bathroom** Extractor fan. Chrome heated towel rail. Pedestal hand wash basin. Low level w.c. Panelled bath with shower mixer tap. Glass shower screen. Local tiling.

## Exterior

**Balcony:** Double length balcony. Outside tap.

**Communal Rear Garden:** Accessed to the side of the main entrance. Wooden gate. Laid to lawn.

**Parking:** The property is being sold with 1 allocated parking space. No. 85. There are also visitors spaces within the development.

## Leasehold Information

Time remaining on lease: Approx. 992 years and 9 months

Ground Rent: £250 Per Annum £250 Ground rent p/a

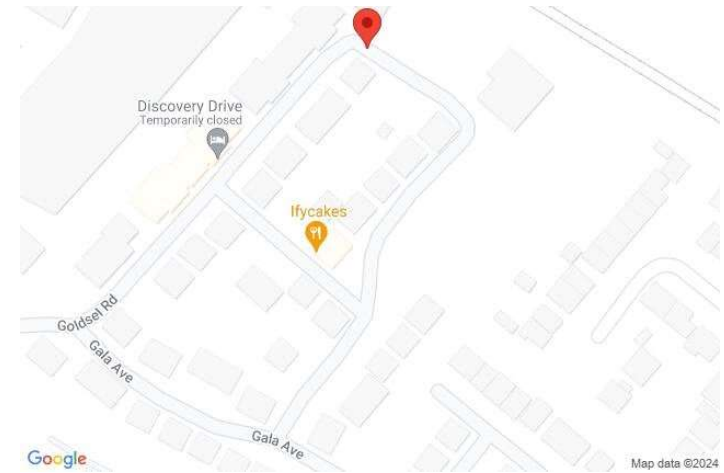
Service Charge: £2,200 Per Annum £2200 service charge p/a (paid monthly)

## Additional Information

Council Tax - C

EPC Rating - B





## 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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

01322 666444

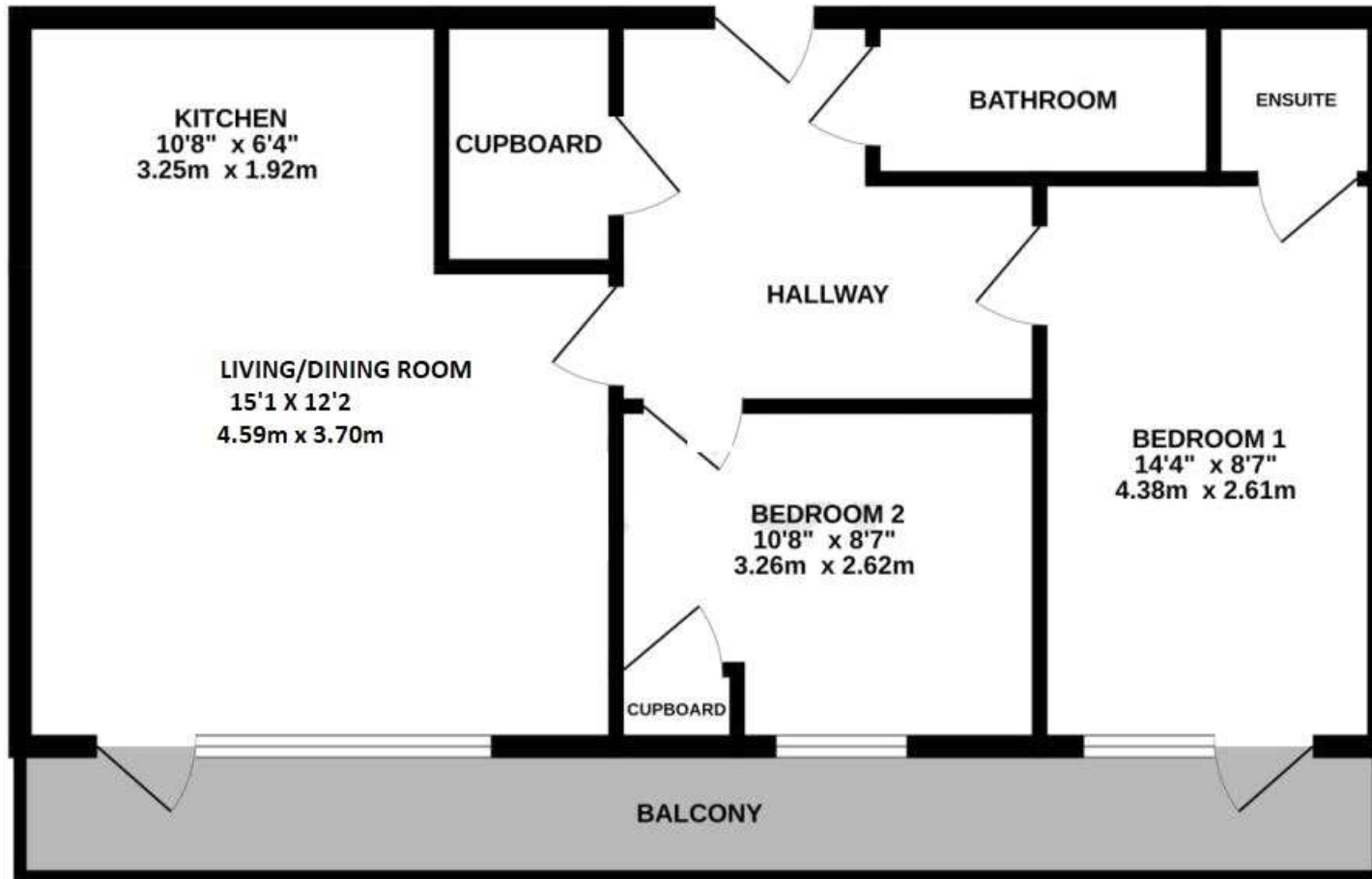
Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE

swanley@robinson-jackson.com

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**ROBINSON-JACKSON**

**GROUND FLOOR**  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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