



1 Hazelnut House | Squirrels Close, BR8 7FJ



Guide Price: £250,000- £275,000
Leasehold

EPC RATING: C

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1 Hazelnut House, Squirrels Close

Located on the Greater London/Kent Border, this ground floor apartment offers the perfect balance of convenience and tranquility. With a short 20-minute train ride to London Bridge, you can enjoy the benefits of city living while residing in a peaceful setting. The open living space encompasses a living/dining/kitchen area, providing a spacious and versatile layout. The apartment features 2 double bedrooms, with the master bedroom boasting an en-suite shower room. Additionally, there is a well-equipped bathroom for added convenience.

Outside, expansive communal grounds await, offering a peaceful retreat surrounded by nature. Take advantage of nearby parks, scenic walks, and the town centre. The key highlight is the proximity to Swanley station, which provides fast services not only to London Bridge but also to Charing Cross, Blackfriars, and Victoria. You can easily access various destinations within the city.

If you're seeking the convenience of London while cherishing the peace and tranquility of the outskirts, this ground floor apartment is the perfect choice. Embrace the best of both worlds in this remarkable property.



Interior

Inner Lobby Door to communal hallway. Carpet. Entrance door.

Entrance Hall Entry system. Radiator. Storage cupboard housing cylinder. Carpet.

Lounge/Diner/Kitchen 4.95m x 4.78m (16'3" x 15'8")

Double glazed windows to side and front. Radiator. Kitchen area: Range of wall and base units with worksurfaces over. Sink unit. Built in oven. Built in hob and extractor fan. Space for washing machine. Cupboard housing boiler. Space for fridge freezer. Laminate flooring.

Bedroom One 3.07m x 2.84m (10'1" x 9'4") Double glazed window to front. Radiator. Carpet. Access to private ensuite.

En Suite Shower cubicle. Wash hand basin. Low level W.C. Heated towel rail. Extractor fan

Bedroom Two 3.05m x 2.77m (10' x 9'1") Double glazed window to side. Radiator. Carpet.

Bathroom Panelled bath. Wash hand basin. Low level W.C. Heated towel rail. Extractor fan. Vinyl flooring

Exterior

Communal Garden/Play Area.

Residents Parking One allocated space with visitor parking available.

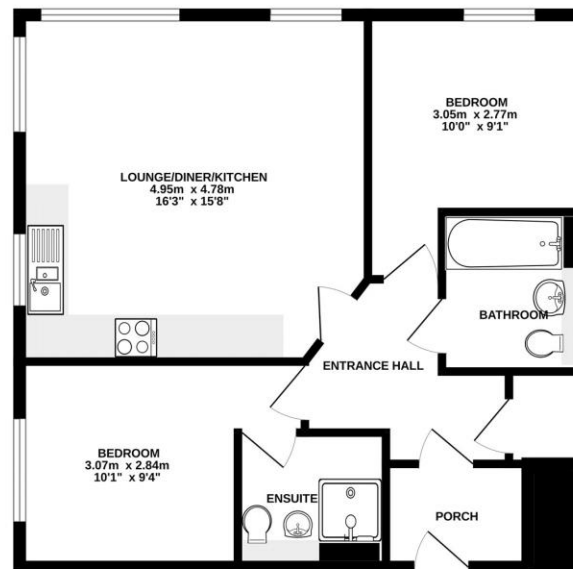
Leasehold Information

Time remaining on lease: Approx. 110 years

Ground Rent: £336 Per Annum

Service Charge: £1,800 Per Annum

GROUND FLOOR 60.3 sq.m. (649 sq.ft.) approx.



TOTAL FLOOR AREA : 60.3 sq.m. (649 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This 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 can be given regarding their operation or efficiency. See also the EPC.

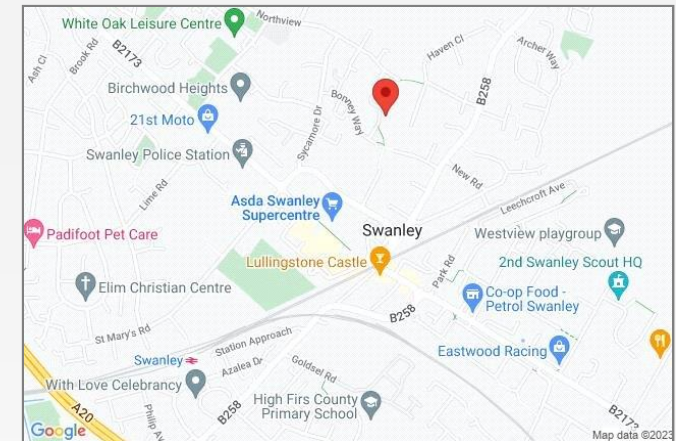
Made with MyPlan 12/2023





Property Location

1 Hazelnut House, Squirrels Close, BR8 7FJ



Property Features

- Council Tax: C
- EPC Rating: To be confirmed (Previously 88 B)
- Ground Floor
- 2 Double Bedrooms
- 2 Bathrooms
- Open Plan Living Space
- Allocated Parking
- Communal Grounds
- Convenient for Station

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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