



Crescent Gardens

Swanley | Kent | BR8 7HF





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Swanley, Kent, BR8 7HF

Guide Price £280,000 to £295,000
Leasehold

This charming first-floor maisonette offers two double bedrooms, a modern bathroom, reception room, and a well proportioned kitchen. Enjoy the convenience of gas central heating, an own garage with a driveway for off-street parking, and a rear garden. Located just 1 mile from Swanley Station, this property comes with a long lease term and is offered with no forward chain. Recommended for viewing.

Benefitting from:

- Two Double Bedrooms
- First Floor Maisonette
- Long Lease
- Own Section of Rear Garden
- Garage & Driveway
- No Forward Chain
- Popular Residential Location
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hall Door to side. Stairs to first floor.

Reception Room 4.83m x 3.33m (15'10" x 10'11") Double glazed window. Carpet. Fireplace. Radiator.

Kitchen 4.67m x 2.7m (15'4" x 8'10") Double glazed window. Range and wall and base units with work surfaces over. Space for cooker. Integrated dishwasher. Space for washing machine. Sink unit.

Bedroom One 4.2m x 3.35m (13'9" x 11') Double glazed window. Carpet. Wardrobes to remain. Radiator.

Bedroom Two 3.23m x 2.72m (10'7" x 8'11") Double glazed window. Carpet. Radiator. Built in wardrobe.

Bathroom Double glazed window. Panelled bath. Vanity wash hand basin. Low level WC.

Exterior

Own Section Of Rear Garden: Laid to lawn.

Garage: Door to front and door to rear.

Driveway to front providing off street parking.





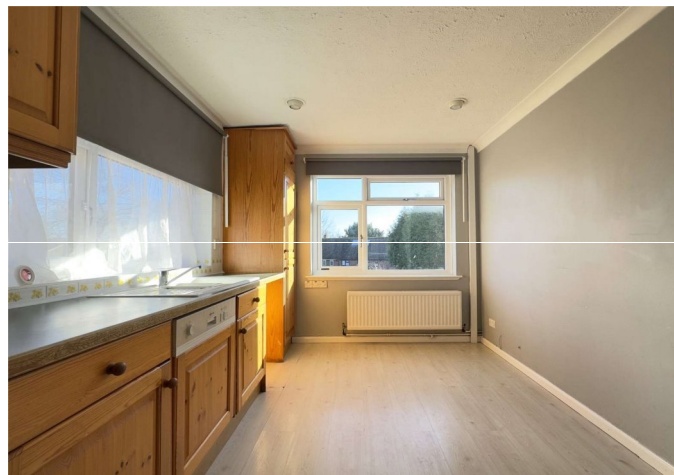
Leasehold Information

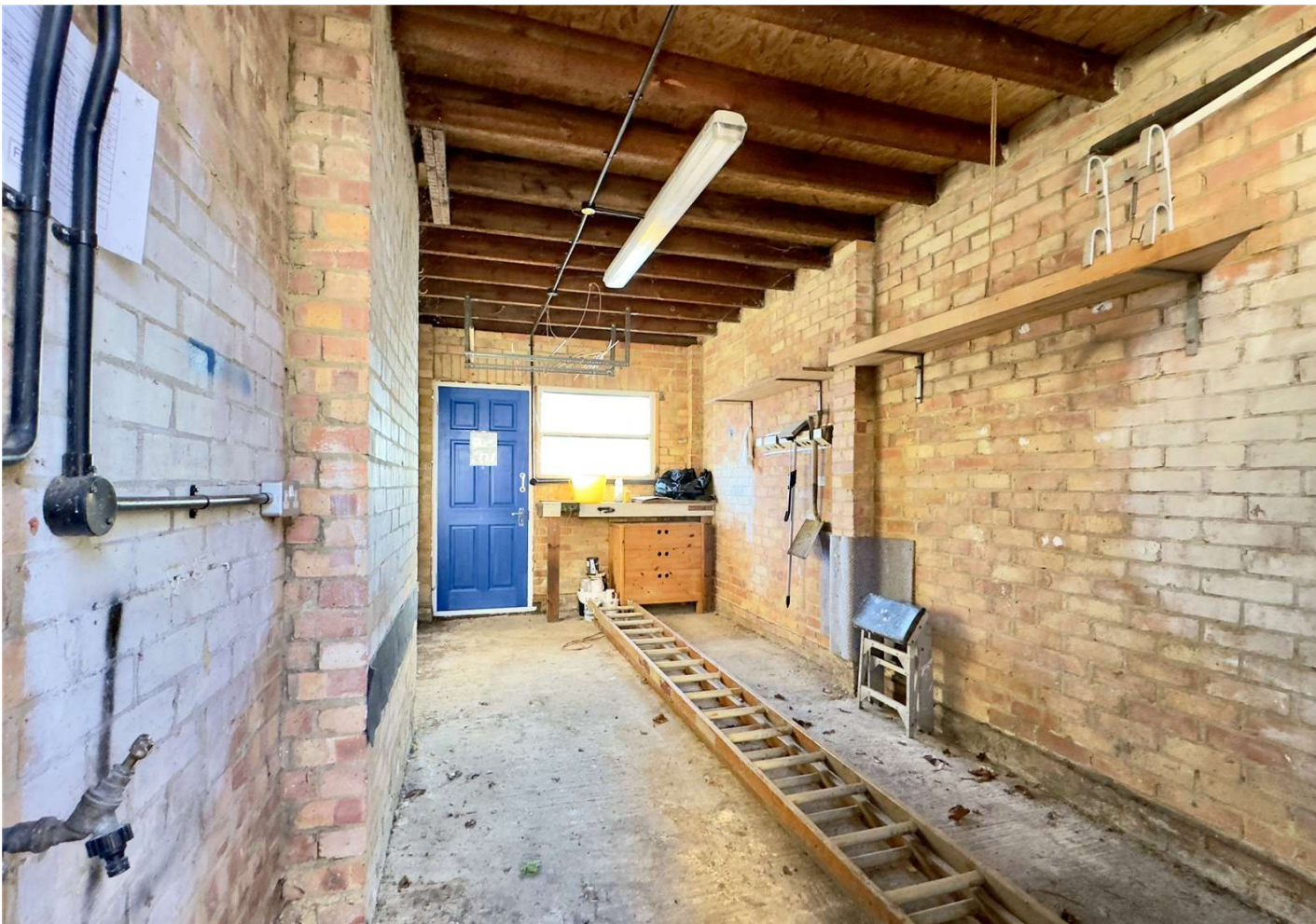
Time remaining on lease: Approx. 938 years and 11 months

Ground Rent: £10 Per Annum

Service Charge: Not Applicable

Ground Rent Review Date: 01/05/2024





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

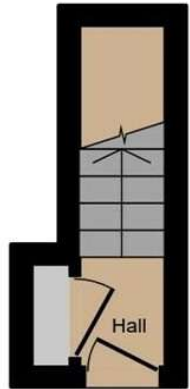
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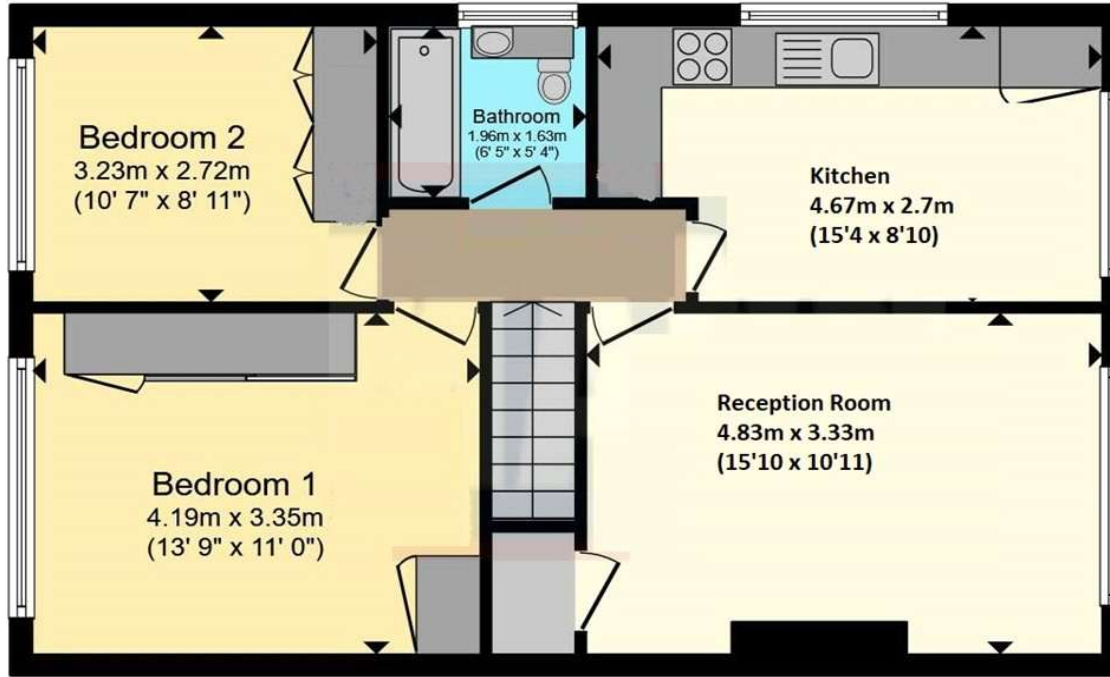
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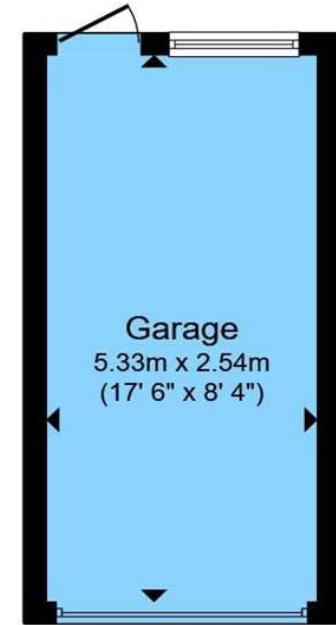
ROBINSON-JACKSON



Ground Floor



First Floor



Garage

Total floor area 77.8 sq.m. (838 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

