



Kennett Court, Swanley, Kent

Chain Free Close to car park Two bedrooms Close to town centre

Asking Price: **£225,000**

kw BROMLEY
KELLERWILLIAMS.

Kennett Court, Swanley, Kent

DESCRIPTION

This lovely spacious two bedroom second floor retirement property is just the thing for an active retiree. The previous owner loved the situation of this property because it is top floor and at the end of the corridor. Therefore it has a much lower noise level and much more privacy.

It has a separate entrance close to the carparking area, so if you don't mind some stairs, you can forgo the lift when you want, get some steps in and keep the blood pumping.

Walking distance to the main shops in Swanley town centre, this property is perfect for someone that wants to socialise regularly and with the main room of the building built for socialising as well, this is a spectacular place for anyone who is NOT TOO OLD to enjoy life.

Lease Term: 1st February 1996 - 125 years

Unexpired Lease Term: 101 years - Expires 31/01/2121

Annual Ground Rent £581.38 per annum

Annual Service Charge: £3,018.80 per annum

Local Authority: Sevenoaks District Council Band D





Kennett Court BR8

Approximate Gross Internal Floor Area = 58.1 sq m / 626 sq ft

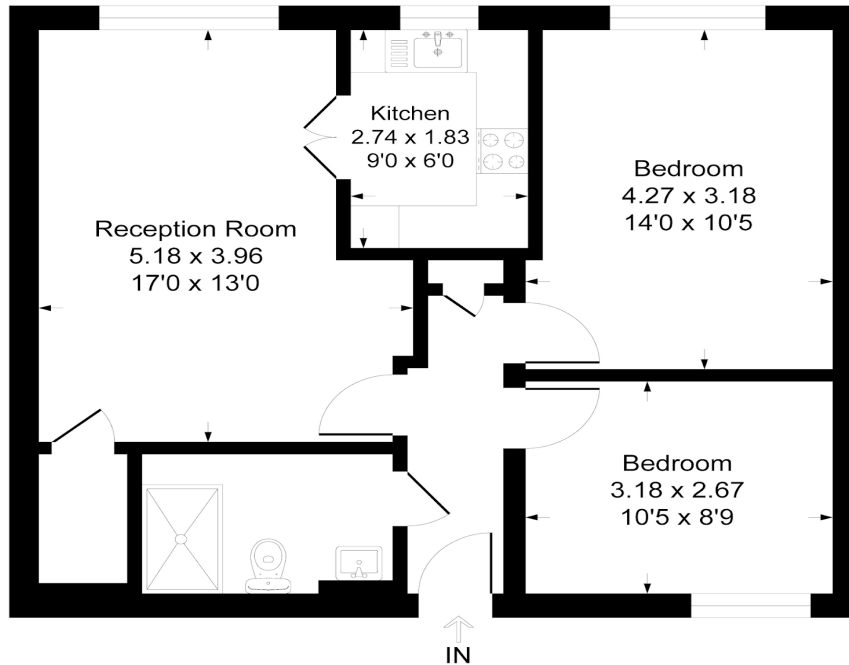


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

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