



A bright and easy-to-manage first-floor retirement flat for over-55s, ideally positioned close to Swanley town centre. Just a short walk to Asda, local coffee shops, and a good choice of restaurants, it offers convenience and a friendly community feel. The property includes a comfortable lounge, fitted kitchen, one bedroom, and a shower room, making it a practical home for those seeking secure, low-maintenance living in a well-connected location.

£120,000

Hazell Holland



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SALES & LETTINGS

Inglewood
The spinney
Swanley
Kent
BR8 7YE



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Communal Entrance Hall

Access to Lift, Managers office and Laundry room.

Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Electric heater. Built-in storage cupboard. Entrance hall.

Lounge

16' x 11' (4.88m x 3.35m)

Double glazed window to front. Laminate wood floor. Coved ceiling. Dado rail. Electric heater.

Kitchen

10' x 5'4 (3.05m x 1.63m)

Double glazed window to front. Laminate wood floor. Tiled splash backs. Dimplex heater. Range of wall and base units with built-in double oven and extractor fan. Single drainer sink unit with mixer tap.

Bedroom

19'5 x 8'8 (5.92m x 2.64m)

Double glazed window to front. Laminate wood floor. Fitted wardrobe. Electric heater.

Shower Room

9' x 7'2 (2.74m x 2.18m)

Extractor fan. Built-in airing cupboard. Tiled walls. Low level w.c. Bidet . Pedestal hand wash basin. Shower cubicle. Newlec wall heater.

Communal Garden

Laid to lawn with flower beds. Seating area with table. Drying area. Scooter area with power.

Car Park

Ground Floor

Manger Office

Laundry Room

Two washing machines and dryers.

First Floor.

Communal Lounge/Kitchen area.

Communal seating area and balcony.

Lease Details

The property will be issued with a lease of 99 years upon completion of the sale (To be confirmed by the vendors solicitor)

Service Charge

£224.00 Per month including buildings insurance (To be confirmed by the vendors solicitor)



Hazell Holland presents in The Spinney, Swanley this delightful purpose-built flat is an ideal residence for those aged 55 and over seeking a peaceful retirement. The property boasts a well-appointed reception room that measures an impressive 19', providing ample space for relaxation and entertaining. The modern kitchen is equipped with a double oven, hob, and extractor fan, making it a pleasure to prepare meals.

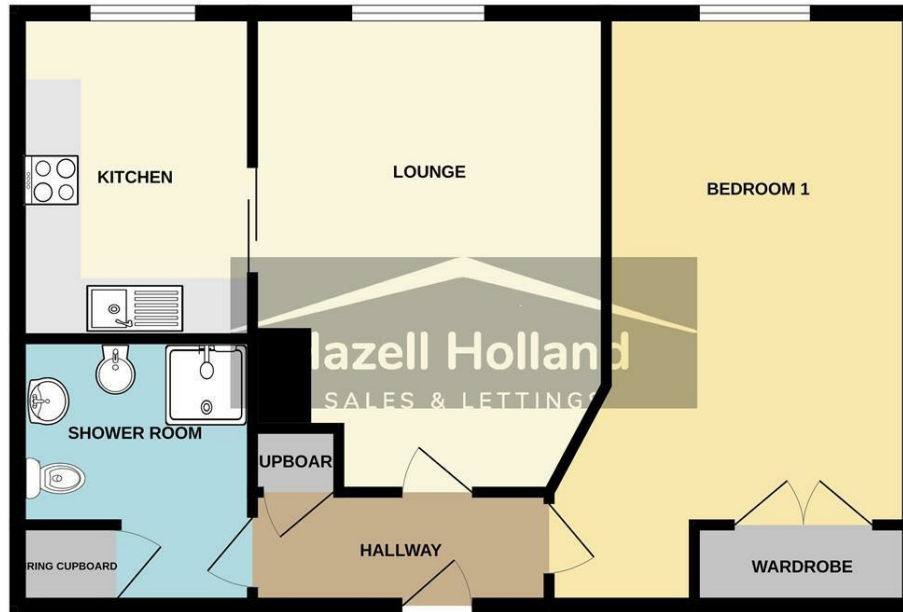
The flat features a comfortable double bedroom, perfect for restful nights, and a stylish shower room that adds to the convenience of daily living. Residents will appreciate the thoughtful amenities that enhance the living experience, including a lift for easy access, a manager's office for assistance, and a laundry room for added convenience.

For socialising and community engagement, the communal lounge with a kitchen area serves as a welcoming space for gatherings, while the guest suite allows friends and family to visit comfortably. The well-maintained communal garden offers a serene outdoor retreat, perfect for enjoying the fresh air and sunshine.

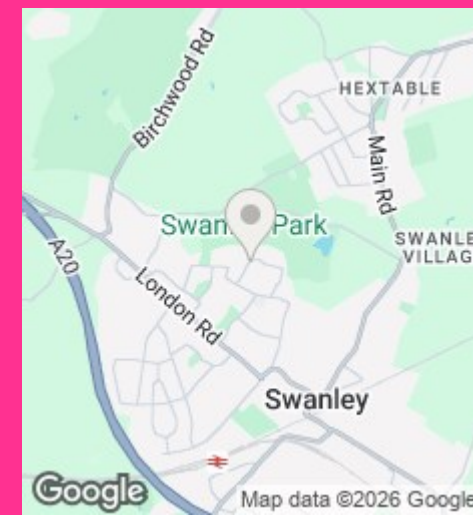
Situated close to the town centre and Asda, this property ensures that essential amenities are within easy reach. Additionally, the nearby Swanley Park provides a lovely setting for leisurely walks and outdoor activities. This flat presents a wonderful opportunity to embrace a fulfilling retirement lifestyle, offering both comfort and peace of mind in a friendly community.



FIRST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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		

