



## Discovery Drive

Swanley, BR8 8FB

**£290,000**

Popular Downsview Development

Ground Floor Apartment

Open Plan Living Area

Two Double Bedrooms

Small Block Of Four Flats

En-suite Shower Room & Bathroom

CALLING ALL YOU FIRST TIME BUYERS, WE ARE TAKING BOOKINGS FOR THIS COMING SATURDAY. CALL US TODAY SO YOU DON'T MISS OUT! Located on the new popular Downsview development, with just a short walk to Swanley Town Centre and Swanley Park, as well as the recently refurbished White Oak leisure centre. In a small friendly block of four, is this very well presented two double bedroom, two bathroom, ground floor apartment. With a spacious lounge and open plan kitchen, two double bedrooms, family bathroom with en-suite shower room off the master bedroom and patio door leading out to a private terrace area. Benefiting from an allocated parking space, and a long lease, and communal garden. This home is perfect for a commuter with Swanley Train Station, and its high speed London access a short walk away. A perfect first time buyers purchase, this home is ready for its new owners to move straight in. An internal viewing here is highly recommended. So call us today to confirm your viewing!

**Communal Hall:** Entrance Hallway: Hardwood entrance door. Carpet Radiator. Built-in storage cupboard. Bathroom: Extractor fan. vinyl flooring. tiled splash backs. Chrome heated towel rail. Pedestal hand wash basin. Low level w.c. Panel bath with shower mixer tap. Glass shower screen. Lounge: Double glazed window to front with double glazed door leading to balcony. Carpet. Double radiator. Kitchen: Laminated wood flooring. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan with integrated dish washer and washing machine. Bedroom One: Double glazed window to front with double glazed door leading to balcony. Carpet. Radiator. En-suite Shower Room: Extractor fan. Vinyl flooring. Pedestal hand wash basin. Low level w.c. Double shower cubicle. Chrome heated towel rail. Tiled splashback. Bedroom Two: Double glazed window to front. Carpet. Radiator. Boiler cupboard. Balcony: Paved area. Outside tap. Communal Garden: Allocated Parking Space:





## ACCOMMODATION

### Communal Hall

#### Entrance Hallway

Hardwood entrance door. Carpet Radiator. Built-in storage cupboard.

#### Bathroom 7' 0" x 6' 11" (2.13m x 2.11m)

Extractor fan. vinyl flooring. tiled splash backs. Chrome heated towel rail. Pedestal hand wash basin. Low level w.c. Panel bath with shower mixer tap. Glass shower screen.

#### Lounge 15' 6" x 12' 0" (4.72m x 3.65m)

Double glazed window to front with double glazed door leading to balcony. Carpet. Double radiator.

#### Kitchen 10' 7" x 6' 4" (3.22m x 1.93m)

Laminated wood flooring. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan with integrated dish washer and washing machine.

#### Bedroom One 15' 0" x 8' 6" (4.57m x 2.59m)

Double glazed window to front with double glazed door leading to balcony. Carpet. Radiator.

#### En-suite Shower Room 7' 4" x 4' 10" (2.23m x 1.47m)

Extractor fan. Vinyl flooring. Pedestal hand wash basin. Low level w.c. Double shower cubicle. Chrome heated towel rail. Tiled splashback.

#### Bedroom Two 10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window to front. Carpet. Radiator. Boiler cupboard.

#### Balcony 25' (7.61m)

paved area. Outside tap.

### Communal Garden

### Allocated Parking Space.

#### Lease Details

We have been told by the vendor that the following details are 994years left on the lease, ground rent £250,00 pa and service charge £1,500.00 pa. This will need to be check by your solicitor.

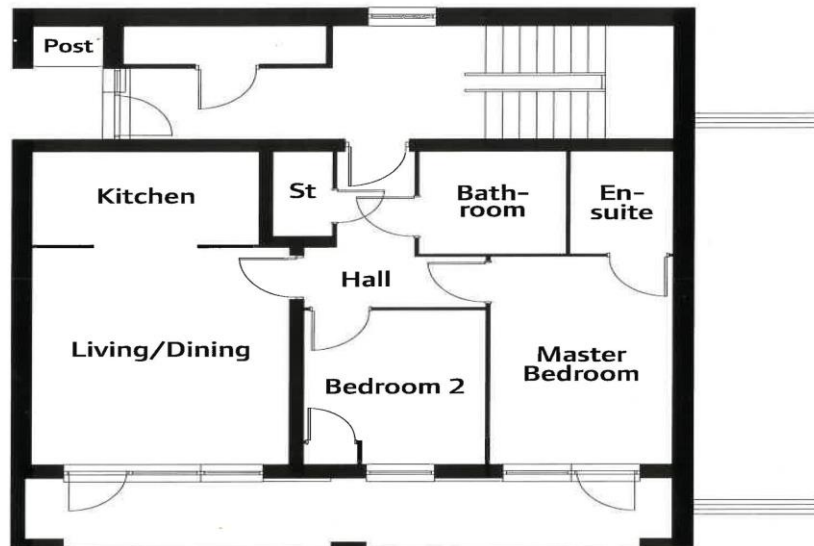




#### Ground floor

Apt 85

**Kitchen**  
3.3 x 2.0m  
(10'8" x 6'4")  
**Living/Dining room**  
4.6 x 3.7m  
(15'1" x 12'2")  
**Bedroom 1**  
4.4 x 2.6m  
(14'4" x 8'7")  
**Bedroom 2**  
3.3 x 2.6m  
(10'8" x 8'7")



**EPC Rating: B**

**Council Tax Band: C**

#### Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.