



Are you looking to live out your retirement in luxury, then look no further than the exclusive Emerson Park in Rowhill Road situated in the heart of Hextable. Offering access to exceptional private on site amenities, Emerson Park is not like any other retirement home. With an in house Café bar to enjoy a socialised drink with your friends or relatives, treat yourselves to fine dining in the Club House restaurant, pamper yourself in the Hair and Beauty Salon, or if you are feeling energetic then take a trip in to the modern fitness suite, relax with a film in the Cinema, join in with exclusive social events, the private transport service offers trips to local shops and places of interest. On offer is a two double bedroom apartment,



**Rowhill Road**  
Swanley, BR8 7FP

**Guide Price £440,000**

## Communal Entrance Hall

### Entrance Hall 7' 4" x 6' 6" (2.23m x 1.98m)

Hardwood entrance door, Carpet, Large storage cupboard, Entrance phone, Coved ceiling.

### Bathroom 7' 4" x 6' 6" (2.23m x 1.98m)

Extractor fan, Electric chrome towel heater, Part tiled walls, Tiled floor, Low level w.c., Hand wash basin, Panelled bath with shower over and glass screen, Mirror, Shaver point.

### Lounge 20' 10" x 11' 11" (6.35m x 3.63m)

Double glazed door over looking car park to front, Carpet, Fire place with electric fire, Coved ceiling.

### Bedroom One 15' 10" x 12' 6" (4.82m x 3.81m)

Double glazed windows to front, Carpet, Coved ceiling, Fitted wardrobe.

### Bedroom Two 11' 5" x 10' 5" (3.48m x 3.17m)

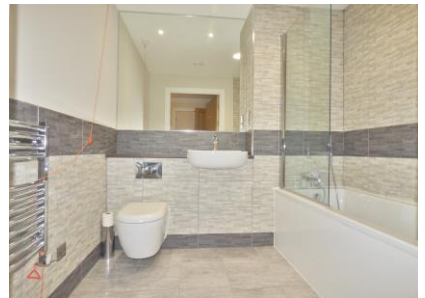
Double glazed windows to front, Carpet, Coved ceiling.

### En suite Shower Room 7' 4" x 5' 4" (2.23m x 1.62m)

Extractor fan, Tiled floor, Part tiled walls, Electric chrome heated towel rail, Double shower with glass screen, Hand wash basin, Low level w.c., Shaver point.

### Kitchen 11' 11" x 6' 6" (3.63m x 1.98m)

Tiled floor, Tiled splash back, One and a half single drainer sink unit with mixer taps, Coved ceiling, Range of wall and base units, Built in double oven, Hob and Extractor fan, Integrated dish washer and Fridge freezer.



### Viewers notes...

**EPC Rating: C**

**Council Tax Band: D**

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.



41 High Street, Swanley, Kent BR8 8AE T: 01322 666452

Email: [sales@brookbanksonline.co.uk](mailto:sales@brookbanksonline.co.uk)

Website: [www.brookbanksonline.co.uk](http://www.brookbanksonline.co.uk)

Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams

Registered in England No: 05007887 VAT No: 769 1444 01

