

# Brookbanks

*Let's get moving.*

01322 666452

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

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



**Discovery Drive**

Swanley, BR8 8FB

**Guide price £290,000**

**Two Double Bedrooms**

**Private Terrace**

**Stones Throw From Swanley Train Station**

**Ground Floor Apartment**

**Allocated Parking Space**

**Long Lease**

Located on the new popular Downsview development, just a stone's throw from Swanley Mainline station, is this very well presented two double bedroom, two bathroom, ground floor apartment. With a spacious lounge and open plan kitchen with patio doors leading out to a private terrace area, two double bedrooms, family bathroom and en-suite shower room off the master bedroom. Benefiting from an allocated parking space, and a long lease – this home is perfect for a commuter with Swanley Train Station a short walk away. This home is ready for it's new owners to move straight in. An internal viewing here is highly recommended.



## ACCOMMODATION

### Communal Entrance Hall

#### Entrance Hall

Hardwood entrance door, Entry phone, Built in storage cupboard, Radiator, Laminate wood floor.

#### Bathroom 7' 2" x 6' 3" (2.18m x 1.90m)

Low level w.c, Pedestal hand wash basin, Panelled bath with separate shower over and glass screen, Chrome heated towel rail, Tiled splash back, Extractor fan.

#### Bedroom Two 16' 6" x 10' 5" (5.03m x 3.17m)

Double glazed window to side, Radiator, Laminate wood floor.

#### Bedroom One 15' 7" x 9' 7" (4.75m x 2.92m)

Double glazed window to front, Radiator, Laminate wood floor.

#### En-suite

Shower cubicle, Low level w.c, Pedestal hand wash basin, Chrome heated towel rail, Tiled splash back, Extractor fan.

#### Lounge 19' 0" x 9' 8" (5.79m x 2.94m)

Double glazed door to garden with double glazed window to front, Radiator, Laminate wood floor.

#### Kitchen 10' 8" x 6' 6" (3.25m x 1.98m)

Open plan into lounge, Double glazed window to side, Wall mounted boiler, Range of wall and base units, Single drainer sink unit with mixer tap, Built in oven with hob and extractor fan over, Plumbing for washing machine and dish washer, Laminate wood floor.

#### Garden

Paved patio area, Flower borders.

#### Parking

Allocated parking space.

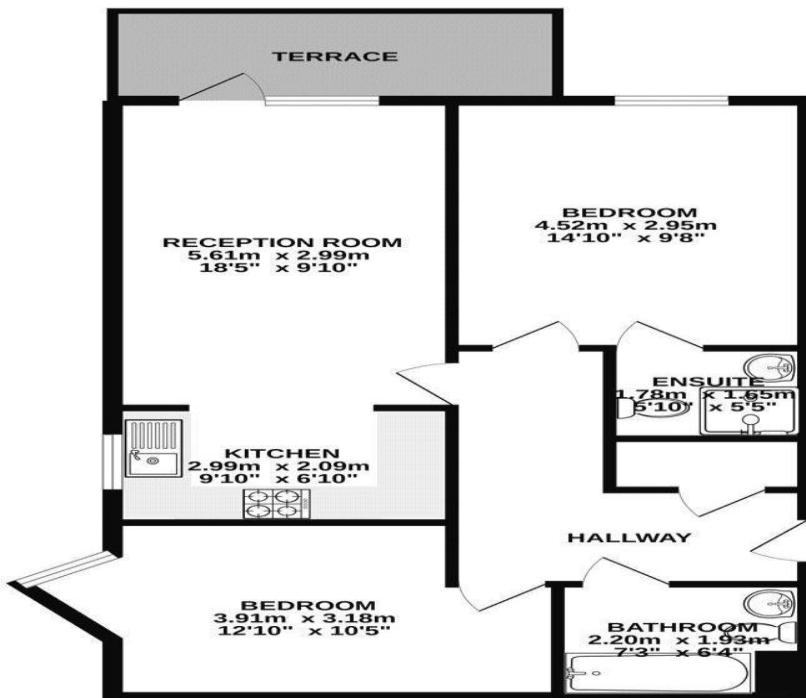
#### Lease Information

We have been advised of the following, this will need to be checked and confirmed by your solicitor. Remaining lease - 996 years Ground rent and service charge - £1200 per annum





**GROUND FLOOR**  
66.9 sq.m. (720 sq.ft.) approx.



**TOTAL FLOOR AREA : 66.9 sq.m. (720 sq.ft.) 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. The 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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**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.