



**45 Emerson Park
Rowhill Road
Hextable
Swanley
Kent
BR8 7FP**

Offers in Excess of £310,000

bettermove

Rowhill Road Swanley

Bettermove are proud to present this 1 bedroom ground floor retirement flat in the luxury development of Emerson Park, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the residents parking area. The council tax band is D.

This is a leasehold property with 118 years remaining on the lease; the ground rent is £350 per annum and the service charge is approximately £7,800 per annum. The service charge includes all utilities, support and emergency 24 hour assistance, maintenance, hair salon, Cinema/ TV Room, Fully equipped gym, Bar & Café area and Scheduled Transport into town.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, one double bedroom and bathroom on the ground floor of the building. The exterior boasts well maintained communal gardens, perfect for enjoying the summer months.

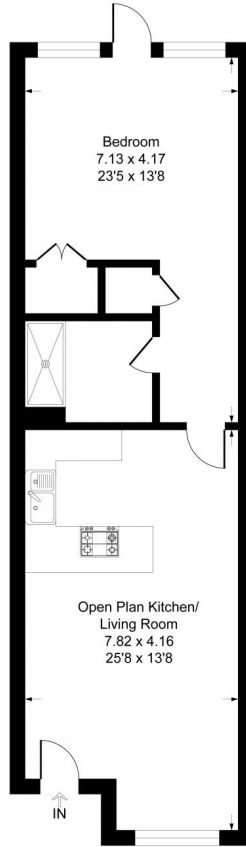
Located in the popular area of Hextable, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M25, Swanley Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Emerson Park

Approximate Gross Internal Area
61.0 sq m / 657 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planipac

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

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