

Payne & Co.



6 Swan Court

Main Road Edenbridge TN8 6HW

Leasehold

£229,950



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Situation

Edenbridge is a small historic town offering a selection of shops, public houses and restaurants. Amenities include banks, supermarkets and leisure centre with swimming pool, squash courts, dance studio and gymnasium. Edenbridge Golf and Country Club is also nearby. Local places of historic interest include Hever Castle, Chartwell and Penshurst Place. Two mainline railway stations provide services to London and for the M25 commuter, access is available at junction 5 (Sevenoaks) or Junction 6 (Godstone).

Location/Directions

From our office in Station Road West, Oxted, proceed to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left and proceed in an easterly direction until reaching the second set of traffic lights at Limpsfield. Proceed straight across and turn right at the brow of the hill on to the B269 signposted to Edenbridge. Continue along this road, through the village of Crockham Hill into Edenbridge. To enter Swan Court, turn left into Swan Lane, bear left and you will find parking for Swan Court.

To Be Sold

A well presented, first floor apartment offering well proportioned accommodation and benefiting from a modern kitchen and bathroom, double glazed windows and gas central heating and convenient for Edenbridge Town Centre.

Communal Entrance Hall

Stairs to first floor landing.

Entrance Hall

Wall mounted video entry phone system and built-in storage cupboard with wall mounted electric heater.

Living Room

Double doors to a Juliet balcony and open to:

Kitchen

Comprehensive range of modern fitted units comprising a range of wall mounted cupboards, base drawers and cupboards, worktops, 1 ½ bowl sink stainless steel sink with drainer and mixer tap. Integrated appliances include a dishwasher, washer/dryer, oven, fridge/freezer, built-in 4 ring stainless steel hob with coordinating cooker hood above, There are part tiled walls, tiled flooring and a cupboard housing the gas fired central heating boiler.

Bedroom

Built-in double wardrobe cupboard.

Bathroom

Modern white suite with enclosed bath with shower above with a mixer tap and shower attachment, pedestal wash basin with mixer tap, low suite w.c., part tiled walls, tiled flooring and heated ladder towel rail.

Tel: 01883 712261

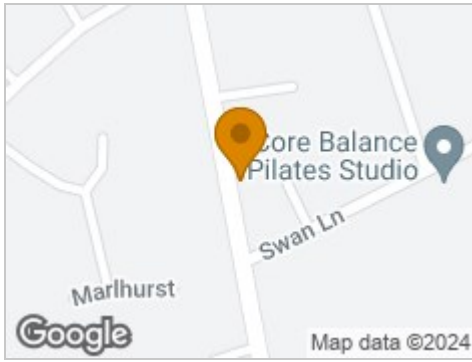
Outside

Allocated parking space for one vehicle (space number 21).

Sevenoaks District Council Tax Band C



Road Map



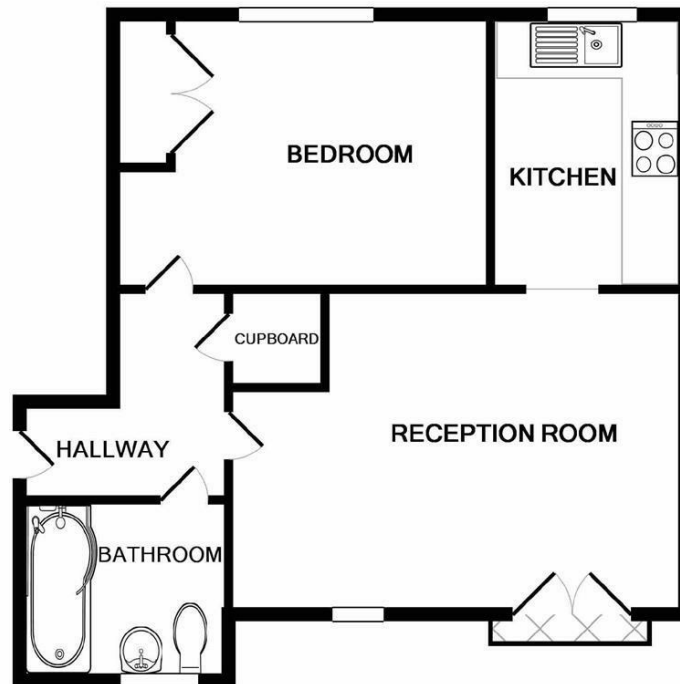
Hybrid Map



Terrain Map



Floor Plan



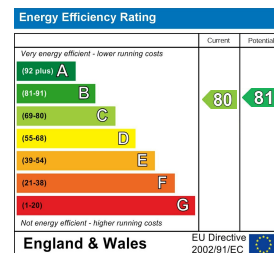
TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
www.epc123south.co.uk
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Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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