



A delightful one bedroom ground floor apartment ideally situated within walking distance of Swanley mainline station with links to London Victoria.

### 3 Chestnut House

Squirrels Close, Swanley, BR8 7FH



C

£1,050 PCM

### Property Description

A delightful one bedroom ground floor apartment ideally situated within walking distance of Swanley mainline station with links to London Victoria. Internally the property is well proportioned comprising an open plan sitting room / kitchen, double bedroom and bathroom. Further benefits include residential and visitor parking, communal grounds, secure intercom entry system, double glazing and gas fired central heating.

### Directions

From Swanley station head east on Station Approach, after approximately 400 yards turn right towards Azalea Drive, then turn left onto Azalea Drive itself. Then follow the B258 and Bartholomew Way/B2173 to Sycamore Drive. Continue Sycamore Drive until you reach Northview at which point the property will be on your left hand side.

### Viewings

Viewings are strictly via appointment with Kings only.

### Additional Information

Rent excludes the tenancy deposit and any other permitted payments. Holding Deposit of £242.30, based on the advertised rent, is required to reserve this property.

Deposit payable is £1,211.53  
Mains electric, water and drainage.  
EPC Rating - C  
Council Tax Band - B

### Parking

There is one allocated parking space for the property.

### Location

Swanley is situated in the Sevenoaks District of Kent, bordering Greater London, with it being approximately 16 miles southeast of central London. The area has great transport links, with it situated near the M25 motorway and served by Swanley railway station, with Oyster card acceptance. The town features a town centre with shopping facilities but is close to Kent's countryside as well, including farm shops and parks like Swanley Park.

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