

2 Bedroom Flat for Rent - **£1,500 per month**

Azalea Drive, Swanley, Kent, BR8 8FA



KEY FEATURES

- THIRD FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN FITTED KITCHEN/RECEPTION ROOM
- MODERN FITTED BATHROOM SUITE
- LIFT SERVICE TO ALL FLOORS
- VIDEO ENTRYPHONE SYSTEM
- 2 MINUTES WALK TO SWANLEY STATION
- GATED PARKING TO THE REAR FOR ONE CAR
- EPC RATING C
- COUNCIL TAX BAND C

Description

Bishop Estates are delighted to offer to market this immaculate apartment located very close to Swanley Train station offering fast services to London Bridge, Charing Cross, Victoria and Blackfriars. The flat consists of two double bedrooms both with far reaching views from the third floor. There is a modern high gloss kitchen with integrated white goods including a ceramic hob, oven and extractor, fridge freezer, washer dryer and a dishwasher. The neutrally decorated bathroom is modern, in keeping with the rest of the apartment, and includes a bath with overhead shower. The flat also benefits from lift access, secure entry system and gated parking to the rear for one car.

Location

Swanley Station offers fast connections to London Victoria, Blackfriars, London Bridge, Charing Cross, Bromley and Maidstone.

Approximately 10 minutes from the M25 junction 3 if driving and 20 minutes from Bluewater shopping centre.

Short walking and driving distance to supermarkets and local shops.

Third Floor

ENTRANCE HALL - Laminate flooring, wall mounted electric heater, video entry phone system, spot lighting.

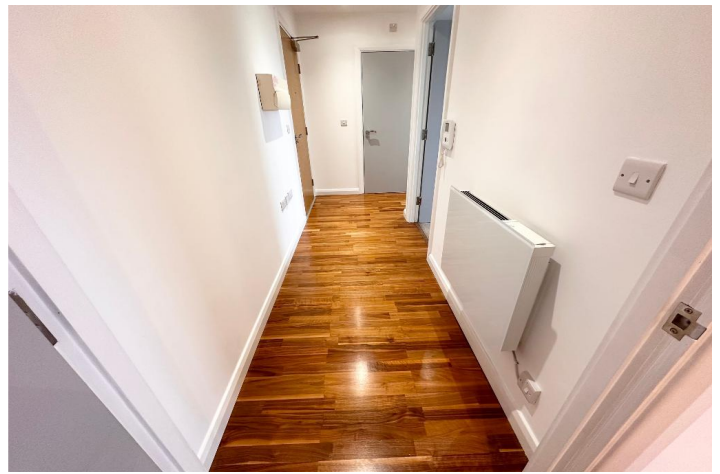
OPEN PLAN RECEPTION ROOM/FITTED KITCHEN - 16' 4" x 13' 1" (5m x 4m) Laminate flooring, double glazed window to front with Juliet balcony, 2 electric heaters, spot lighting.

Fitted kitchen: Modern cream gloss fitted kitchen with a range of wall and base units with work tops over, stainless steel sink unit with mixer tap and drainer, integrated full size dishwasher, washer/dryer, fridge/freezer, built in electric oven with ceramic hob and extractor over, cupboard housing hot water tank.

BATHROOM - 7' 10" x 7' 2" (2.4m x 2.2m) Bathroom suite comprising of a panelled bath with mixer tap and shower attachment, fold back shower screen, part tiled walls, wall mounted vanity mirror, pedestal wash hand basin, low level wc, tiled flooring, spot lighting.

BEDROOM ONE - 13' 1" x 9' 6" (4m x 2.9m) Double glazed window to front, fitted carpet, electric wall heater, spot lighting.

BEDROOM TWO - 12' 1" x 9' 6" (3.7m x 2.9m) Double



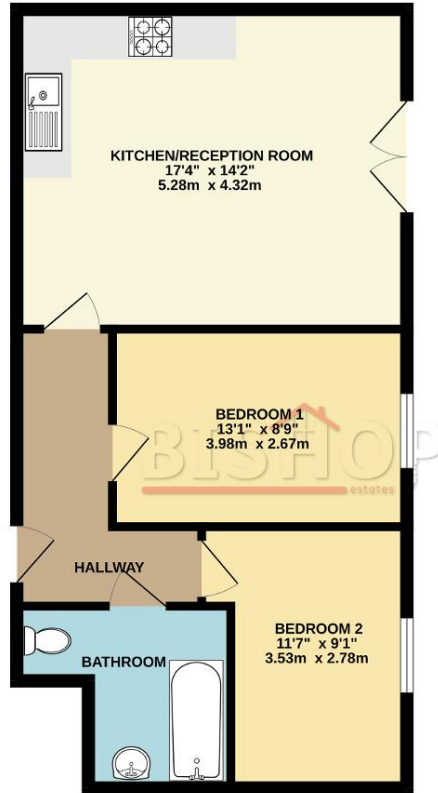
glazed window to front, fitted carpet, electric wall heater, spot lighting.

Exterior

PARKING - Gated parking to the rear of the property for one car.



THIRD FLOOR
583 sq.ft. (54.1 sq.m.) approx.



2 BED 1 BATH

TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) 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. This 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.