

**01322 666452**

Open 7 Days

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Set in the heart of the ever popular Eynsford Village lies this two bedroom warden assisted first floor retirement apartment. Situated in a quiet leafy cul de sac with communal gardens and allocated parking. Located on the first floor, this bright and airy apartment benefits from two double bedrooms, good sized lounge, separate kitchen and shower room, with double glazing and gas central heating throughout. With stunning communal gardens and allocated parking, a viewing here is highly recommended. So call Brookbanks today to arrange yours.

**Guide Price £200,000 – £210,000**

**Old Mill Close**

Eynsford , DA4 0BN

**Communal Entrance Hall**

Carpet. Stair lift to 1st floor.

**Entrance Hall**

Hardwood entrance door. Carpet. Radiator. Built-in storage cupboard. Built-in airing cupboard. Entrance phone.

**Shower Room**

Coved ceiling. Extractor fan. vinyl flooring. Radiator. Partly tiled walls. Double shower cubicle. Pedestal hand wash basin. Low level w.c.

**Kitchen**

Double glazed window to rear. Vinyl flooring. Coved ceiling. Radiator. Potterton boiler. Double drawer sink unit with mixer tap. Range of wall and base units. Plumbed for washing machine and dish washer.

**Lounge** *16' 5'' x 10' 9'' (5.00m x 3.27m)*

Two double glazed windows to front. Carpet. Coved ceiling. Double radiator.

**Bedroom 1** *11' 6'' x 10' 11'' (3.50m x 3.32m)*

Double glazed window to front. Carpet. Coved ceiling. Radiator.

**Bedroom 2** *11' 4'' x 11' 3'' x 7' 11'' (3.45m x 3.43m x 2.13m)*

Double glazed window to rear. Carpet. Coved ceiling. Double radiator.

**Communal Garden**

Laid to lawn. Flower beds.

**Parking**

Allocated parking space.

*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.

**EPC Rating: C**

**Council Tax Band: D**

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