



30 Emerson Park Rowhill Road, Swanley, BR8 7FP.

Jack Charles

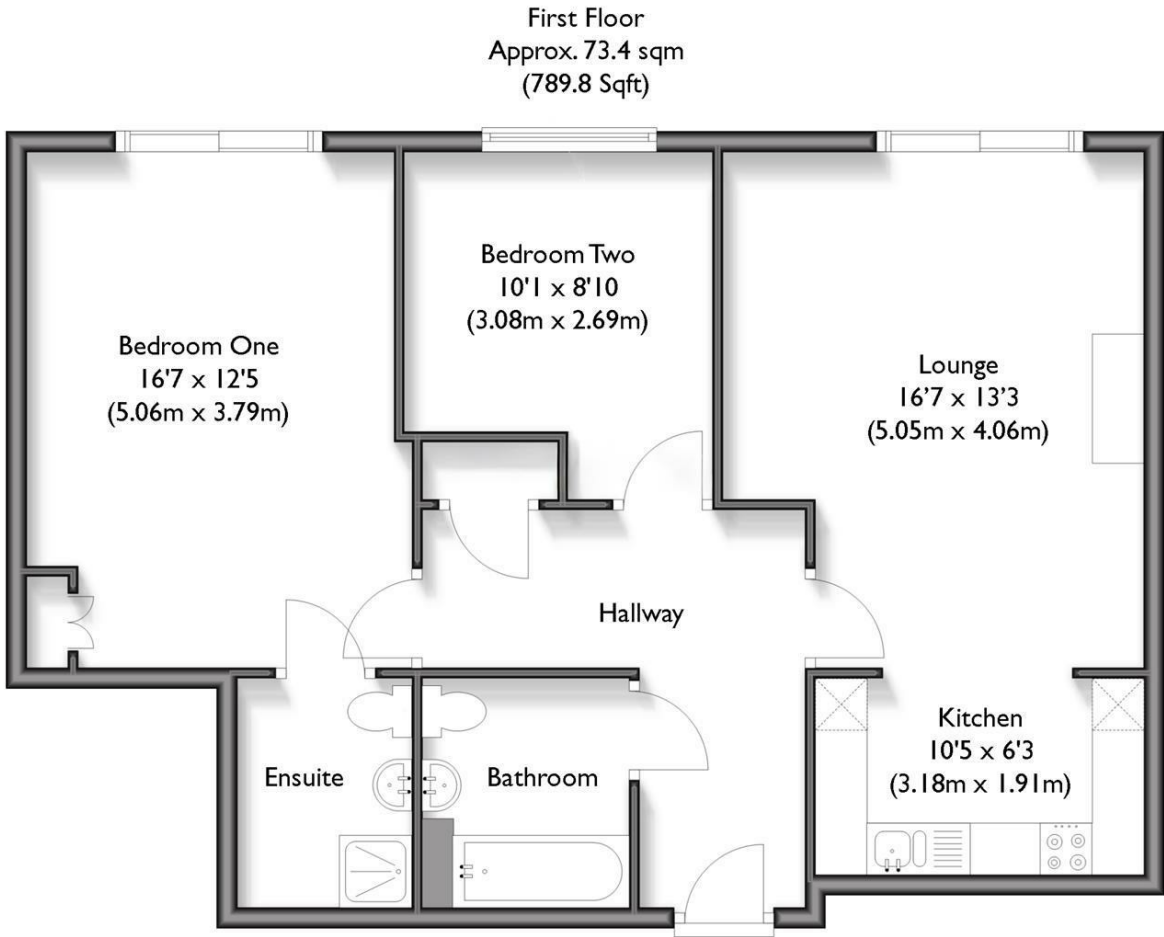
Asking price £415,000

Jack Charles  
Estate Agents

Sales & Lettings

- Retirement Village
- Ensuite & A Family Bathroom
- Hair Salon
- First Floor Apartment
- Openplan Living Room / Kitchen
- Residents Lounge / Bar
- Two Bedrooms
- Communal Grounds Parking Facilities
- Restaurant, Gym & Cinema Room

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Target                  |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 86      | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Important Notice:**  
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

**To Be Sold**

Jack Charles are delighted to present this exceptional first-floor retirement apartment, set within the prestigious Emerson Park development on Rowhill Road, Hextable. Exclusively for the over-55s, this elegant two-bedroom residence offers a superb lifestyle, combining comfort, security, and refined living within a beautifully designed retirement village.

The apartment is immaculately presented and thoughtfully laid out, offering generous and well-balanced accommodation throughout. There are two spacious double bedrooms, with the principal bedroom featuring a private en suite shower room and a charming Juliet balcony. The second bedroom is equally well-proportioned and is served by a stylish family bathroom, making it ideal for guests or flexible use.

At the heart of the home is a bright and inviting lounge, enhanced by a Juliet balcony that allows natural light to flood the space. An electric fireplace creates a warm and cosy focal point, while a square archway leads seamlessly into the contemporary fitted kitchen—perfect for both everyday living and entertaining.

Emerson Park has been carefully designed with accessibility, convenience, and peace of mind in mind. The development offers step-free, disabled-friendly access throughout, and each apartment is equipped with an emergency call system, supported by on-site staff available 24 hours a day.

Residents benefit from an outstanding range of facilities designed to enrich daily life, including a state-of-the-art fitness suite, an on-site hair and beauty salon, an in-house café bar, the Club House restaurant, and a private cinema. A vibrant calendar of exclusive social events fosters a strong sense of community and provides excellent opportunities to connect with fellow residents.

A comprehensive management and concierge service is included, with a dedicated services coordinator available to assist with transport, appointments, and day-to-day arrangements. Emerson Park also offers a private transport service for convenient access to local shops and amenities. For those with a vehicle, a parking space is allocated as close to the apartment as possible.

Externally, the development is equally impressive, featuring beautifully maintained communal patio areas—ideal for relaxing, socialising, or simply enjoying the tranquil surroundings.

Overall, Emerson Park represents a rare opportunity to enjoy a secure, sociable, and luxurious retirement lifestyle in the heart of Hextable.

**Location**

Hextable is a charming semi rural village in north west Kent, ideally positioned between Dartford and Swanley. Over the last century it has grown from a small hamlet into a well regarded village community of around 4,400 residents, whilst still retaining much of its rural character.

Surrounded by green belt countryside, much of which is occupied by small farms, nurseries and garden centres, Hextable offers an appealing balance of village life and convenience. Despite being just 16 miles from Central London and located within the M25, the village continues to provide a peaceful setting with a post office, chemist, grocery stores and bakery, all serving the local community. The centre of the village is marked by an attractive tree lined green with a children’s play area.

Hextable also has an interesting history, with links to the Temperance Movement, and historic covenants remain in place meaning the village has no public houses. Excellent road links provide easy access to the A2, M2, A20, M20, M25 and Dartford Tunnel, while Ebbsfleet International offers high speed connections further afield, making the area well placed for travel to London, airports, the coast and the Channel Tunnel.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

