

Beckenham/Bromley

143b Westmoreland Road
Bromley
Kent BR2 0TY

T: 020 8464 3030
E: parklangley@edmund.co.uk



Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



Flat 16 Andorra Court, 151 Widmore Road, Bromley, Kent, BR1 3AE

LEASEHOLD

£115,000

Modern well presented 'Chain Free' ground floor retirement apartment with an extended lease of 146 years, located within the ever popular Andorra Court. Accommodation comprises 16'2 x 10'10 lounge, modern fitted kitchen, double bedroom with range of bedroom furniture and fitted wardrobes and remodelled shower room. This flat benefits from being within the more private part of Andorra Court. The development has on-site manager, emergency alarm system, two passenger lifts, parking, laundry room, hair salon and communal lounge with kitchenette plus overnight accommodation for visiting guests is available for a reasonable fee. There is M&S at BP, bus links for Bromley High Street and local shops and restaurants within a short walk.

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

- CHAIN FREE WTH EXTENDED 146 YEAR LEASE
 - 16'2 X 10'10 LOUNGE
 - DOUBLE BEDROOM WITH FITTED BEDROOM FURNITURE
 - LARGE COMMUNAL LOUNGE WITH KITCHENETTE
 - ON-SITE MANAGER
- MODERN FITTED KITCHEN
 - REMODELLED SHOWER ROOM
 - M&S AT BP AND LOCAL SHOPS A SHORT WALK AWAY
 - COMMUNAL GROUNDS & PARKING TO REAR
 - BUS LINKS OUTSIDE INTO & OUT OF BROMLEY

COMMUNAL ENTRANCE

Automatic opening communal door operated by secure entry phone system.

COMMUNAL FACILITIES

Communal lounge with ample seating and kitchenette, cloakroom, two guest rooms, managers office, laundry room, stairs and lift.

ENTRANCE HALL 10'10 x 3' (3.30m x 0.91m)

Hardwood front door leads into entrance hall with wall mounted entry phone handset, alarm pull cord, call centre speaker and modern slimline wall mounted electric heater. Airing cupboard and large cloaks cupboard with consumer unit and meters. (Agents Note: A new consumer unit will be included as part of the sale)

FITTED KITCHEN 6'9 x 6'9 (2.06m x 2.06m)

Range of modern wall and base units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, space for under counter fridge, Baumatic four ring ceramic hob with electirc oven below and brushed steel extractor hood over. Laminated wood flooring, extractor fan and alarm pull cord. Sliding door to lounge.

LOUNGE 16'2 x 10'10 (4.93m x 3.30m)

Double glazed window to front, coving, modern slimline wall mounted electric heater and laminated wood flooring. (Agents Note: As seen in the picture one of the double glazed units is misted. This will be replaced as part of the sale)

DOUBLE BEDROOM 12'10 x 8'9 (3.91m x 2.67m)

Double glazed window to front, coving, modern slimline wall mounted electric heater and ranged of fitted bedroom furnitre and double fitted wardrobes. Alarm pull cord.

SHOWER ROOM 7'7 x 5'6 (2.31m x 1.68m)

Half tiled walls with fully tiled double shower area with wall mounted Mira electric shower. Pedestal wash hand basin, low level WC, heated towel warmer, extractor fan, two mirrored bathroom cabinets and alarm pull cord.

COMMUNAL GROUNDS

Well kept communal grounds to rear with summer house and parking.

LEASE & CHARGES

The lease has been extended and has 146 years remaining. We are told the current service charge is approximately £3511 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 44sqm (Approx441sqft)

COUNCIL TAX BAND 'C'

Directions

From Bromley Town Centre proceed along Widmore Road and Andorra Court is located on the left hand side opposite Wanstead Road.