



Andorra Court, Bromley, BR1 3AE

Reduced £87,000 Leasehold

Reduced to £87,000 for a quick sale this modernised 'CHAIN FREE' first floor retirement apartment overlooking the communal gardens, located within the ever popular Andorra Court. Accommodation comprises 16'3 x 11' lounge and double bedroom with fitted wardrobes and views over well-kept communal grounds and summerhouse, fitted kitchen and a remodelled shower room for safe and easy use. This flat benefits from the added privacy of being at an end of the hallway with ample natural light and allowing for a kitchen window. The development has on-site manager, emergency alarm system, two passenger lifts, parking, laundry room, hair salon and communal lounge with kitchen plus overnight accommodation for visiting guests is available. There are bus links for Bromley High Street and local shops and restaurants within a short walk.

COMMUNAL ENTRANCE



Communal secure entry phone system operated front door leads into entrance hall. Communal lounge with ample seating and kitchenette, cloakroom, two guest rooms, managers office, laundry room, stairs and lift.

ENTRANCE HALL 10' x 4'1 (3.05m x 1.24m)

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset, alarm pull cord, airing and cloaks cupboards.

LOUNGE/DINER 16'3 x 11' (4.95m x 3.35m)



Double glazed window to side with view of communal grounds and summer house. Wall mounted electric heater, telephone and television points and spotlights.

FITTED KITCHEN 6'9 x 6'8 (2.06m x 2.03m)



Double glazed window to side. Range of wall and base units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, space and point for electric cooker with extractor fan over, space for tall fridge/freezer, vinyl flooring and emergency pull cord.

BEDROOM 13' x 8'9 (3.96m x 2.67m)



Double glazed window to side, alarm pull cord, wall mounted electric heater and built in double wardrobe.

SHOWER ROOM 6'8 x 5'5 (2.03m x 1.65m)



Large walk-in shower cubicle with wall mounted controls and concertina sides, fully tiled walls and

emergency pull cord. Extractor fan, vinyl flooring and wall mounted electric heater. Half tile to remaining walls, chrome ladder towel warmer, low level WC and pedestal wash hand basin with mono bloc mixer tap and medicine cabinet over.

COMMUNAL GROUNDS



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

LEASE & CHARGES

We are told the service charge is £1426.45 for the first six months of 2023 and the remaining term of the lease is 149 years.

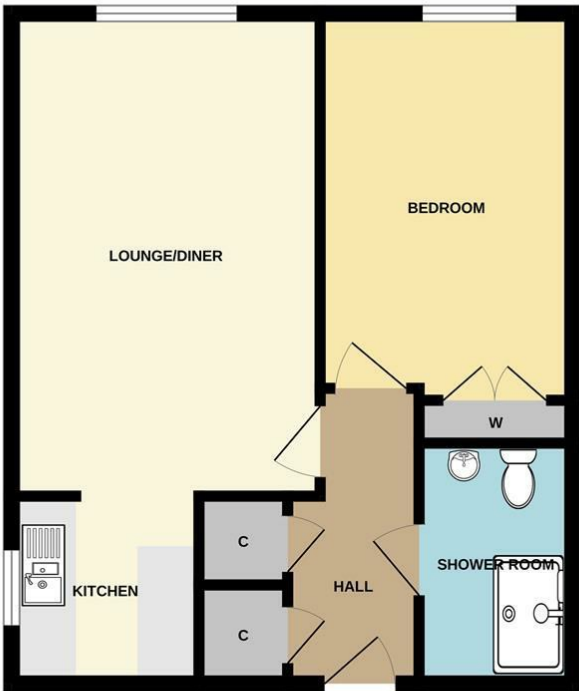
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 44sqm (Approx 474sqft)

COUNCIL TAX BAND 'C'

Floor Plan

GROUND FLOOR

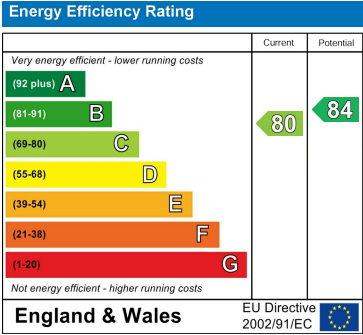


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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