

## Andorra Court, Bromley, BR1 3AE

**£110,000 Leasehold**

'Chain Free' rear facing one bedroom ground floor flat within a sought after retirement community located close to Bromley Town centre with bus stops directly outside, M&S at BP and local shops.

Accommodation includes 14'10 x 11' lounge, double bedroom with fitted wardrobes, remodelled bathroom, modern fitted kitchen with integrated appliances and window. Other benefits include on-site manager, lifts to all floors, large communal reception room with kitchenette, laundry room and two guest rooms.

## COMMUNAL ENTRANCE



Communal secure entry phone 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 6' x 5'9 (1.83m x 1.75m)

Hardwood front door leads into entrance hall. Wood flooring, wall mounted alarm contact intercom. wall mounted entry phone handset, airing cupboard and large storage/cloaks cupboard.

## FITTED KITCHEN 8' x 5'6 (2.44m x 1.68m)



Double glazed window to side and wood flooring. Range of modern wall units with under lights, base units with work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Integrated four ring electric hob, under counter fridge, slimline dishwasher and high level electric oven.

## LOUNGE 14'10 x 11' (4.52m x 3.35m)



Two double glazed windows to rear overlooking communal grounds, wood flooring, wall mounted electric heater and alarm pull cord.

## DOUBLE BEDROOM 11'1 x 11' (3.38m x 3.35m)



Double glazed windows to rear overlooking communal grounds, built in wardrobes, wall mounted electric heater and alarm pull cord.

## BATHROOM 7'8 x 5'6 (2.34m x 1.68m)



Tiled floor and fully tiled walls to bath area. Panel bath with shower mixer tap, low level WC, wash hand basin on vanity unit with mirror and light over. Extractor fan, chrome ladder towel warmer and alarm pull cord.

## COMMUNAL GROUNDS



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

**LEASE & CHARGES**

We are told the current service charge is approximately £2900 per annum and the remaining term of the lease is 56 years.

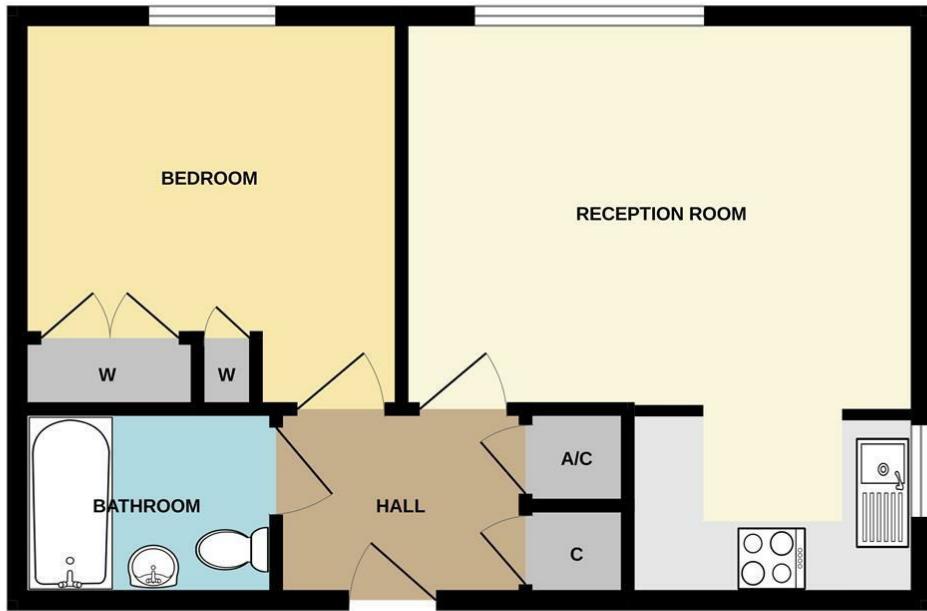
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 41sqm (Approx441sqft)

**COUNCIL TAX BAND 'C'**

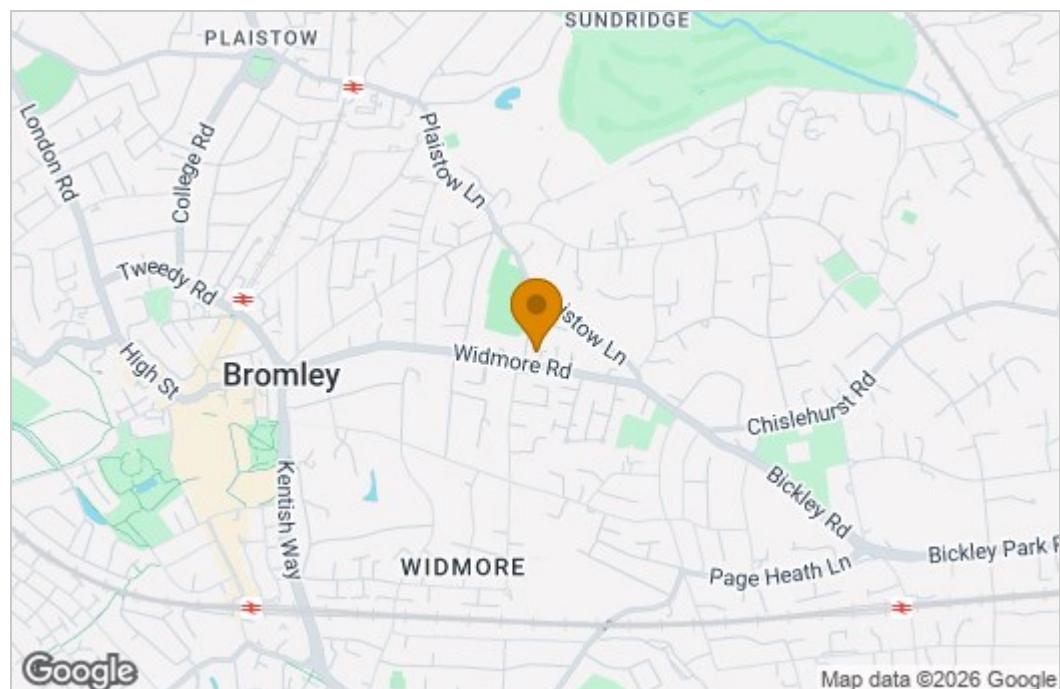
## Floor Plan

### GROUND FLOOR

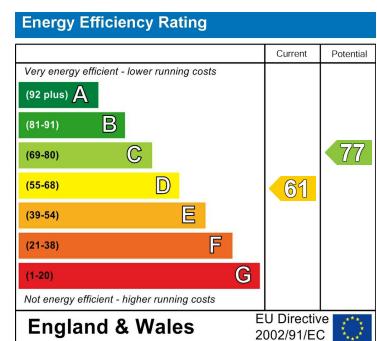


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as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