

## **Andorra Court, Bromley, BR1 3AE**

**£75,000 Leasehold**

Located in Andorra Court, a sought after development for the over 60's, this modernised and beautifully presented studio flat in on the ground floor overlooks the communal grounds. There are bus services directly outside both into and out of Bromley, M&S at BP five minutes walk away and a little further in the other direction a parade of useful shops and The Oak public house. The property consists of modern kitchen and bathroom, lounge area overlooking the communal grounds and bedroom area with fitted wardrobes. Other benefits include on site manager, alarm pull cords, laundry room, guest rooms, communal lounge with kitchenette and on site parking.

## 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 12'3 x 5'3 (3.73m x 1.60m)

Harwood front door leads into entrance hall with wall mounted secure entry phone handset, electric storage heater, alarm pull cord, telephone point, large airing and cloaks cupboards and wood effect flooring.

## LOUNGE/BEDROOM 21'4 x 10'2 (6.50m x 3.10m)



Open plan with wood effect flooring, double glazed window with fitted blinds overlooking the communal grounds to lounge area and built in wardrobes and alarm pull cord to the bedroom area.

## FITTED KITCHEN 8'1 x 5'6 (2.46m x 1.68m)



Double glazed window to rear with fitted blinds, range of wall and base units with wooden work

surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Space and plumbing for dish washer and space for tall fridge freezer.

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



Part tiled walls, tiled floor, electric wall heater, extractor fan, two mirrored bathroom cabinets and alarm pull cord. Suite comprising low level WC, pedestal wash hand basin with mirror and light over, panel bath with Mira electric shower over and screen. Space and plumbing for washing machine.

## COMMUNAL GROUNDS



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

## LEASE & CHARGES

We are told the current service charge is £2923.19 and the remaining term of the lease is 58 years.

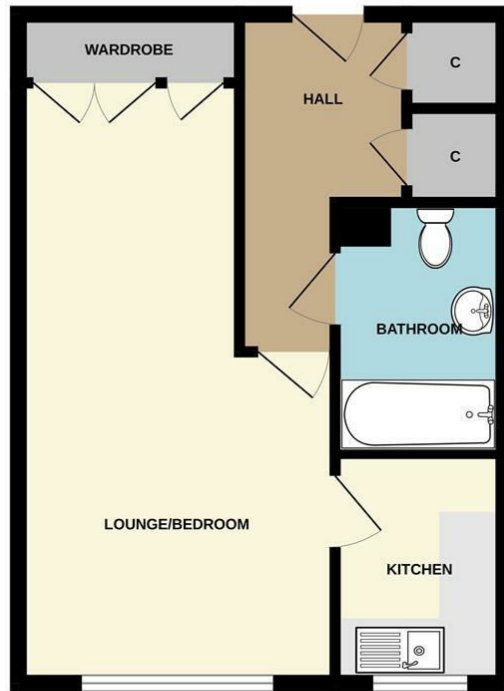
## TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 36sqm (Approx 387sqft)

## COUNCIL TAX BAND 'B'

# Floor Plan

## GROUND FLOOR

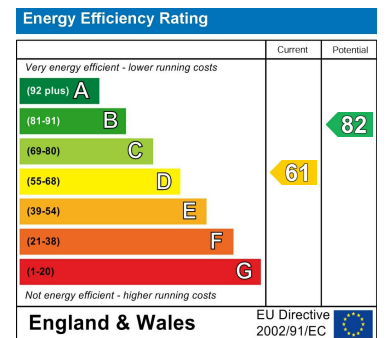


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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