

**Beckenham/Bromley**

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**Offices also at:**

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**Orpington**  
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**Petts Wood**  
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**Lettings**  
**T:** 01689 850983



**68 Andorra Court, 151 Widmore Road, Bromley, Kent, BR1 3AE**

**LEASEHOLD**

**£117,500**

'Chain Free' top floor retirement apartment in the popular Andorra Court, offered fully modernised, in excellent condition and with an extended lease. Light and spacious the accommodation comprise large double bedroom with built in mirrored wardrobes, remodelled shower room with modern suite and under floor heating, 16'3 x 10'10 lounge/diner overlooking the communal grounds and summer house plus fully fitted kitchen in Sky Blue with under lights and integrated appliances. There is wood effect flooring through out, new internal doors and brushed steel switches, sockets and finger plates. Truly an apartment to just move into and put the kettle on!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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
- MODERN KITCHEN IN SKY BLUE WITH INTEGRATED APPLIANCES
- 16'3 X 10'10 LOUNGE
- LARGE COMMUNAL LOUNGE WITH KITCHENETTE
- COMMUNAL GROUNDS & OFF STREET PARKING
- FULLY RENOVATED
- REMODELLED FULLY TILED SHOWER ROOM
- BEDROOM WITH BUILT IN DOUBLE WARDROBES
- ON-SITE MANAGER
- M&S AT BP NEARBY & BUS STOPS OUTSIDE

### COMMUNAL ENTRANCE

Secure fob operated automatic opening front door leads into communal entrance with managers office, cloakroom and two guest suites.

### COMMUNAL AREAS

Communal lounge with kitchenette, launderette with coin operated machines and lifts to all floors.

### ENTRANCE HALL

Hardwood front door leads into entrance hall with wood effect flooring, modern Dimplex Quantum electric heater, alarm pull cord, secure entry phone handset, airing and cloaks cupboards.

### LOUNGE/DINER 16'3 x 10'10 (4.95m x 3.30m)

Double glazed window to side overlooking the communal grounds and summer house, wood effect flooring, modern Dimplex Quantum electric heater and alarm pull cord.

### FITTED KITCHEN 6'8 x 6'8 (2.03m x 2.03m)

Range of modern base units with quartz effect work surfaces with returns over, wall units with under lights, 1.5 bowl stainless steel sink with mixer tap, electric Ceran hob with oven below, integrated fridge freezer and microwave. Wood effect flooring and open plan to lounge/diner.

### DOUBLE BEDROOM 13'5 x 8'9 (to wardrobes) (4.09m x 2.67m (to wardrobes))

Double glazed window to side, wood effect flooring, alarm pull cord and built in double wardrobes with mirrored sliding doors.

### SHOWER ROOM 7'5 x 4'10 (2.26m x 1.47m)

Fully tiled shower room with under floor heating, concealed cistern WC, wash hand basin on vanity unit with mirror over, double shower cubicle with half screen and handrails, wall mounted controls and wand. Extractor fan and chrome ladder towel warmer.

### COMMUNAL GROUNDS

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

### LEASE & CHARGES

We are told the current service charge is approximately £3000 per annum, ground rent is £175 per annum and the lease has been extended with a remaining term of 148 years.

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 37sqm (Approx. 398sqft)

### 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.

GROUND FLOOR

