



Andorra Court, Bromley, BR1 3AE

£80,000 Leasehold

Second floor retirement flat with lift offered 'Chain Free' with superb views from the lounge over the local cricket grounds. The accommodation offers double bedroom with built in double wardrobe, large lounge, modern fitted kitchen and bathroom. Situated close to local shops, bus routes and Bromley town centre, Andorra court benefits from an on site manager, out of hours emergency alarm, secure entry system, lifts, large communal reception with kitchenette and cloakroom, laundry room, two guest rooms and communal grounds with parking. Excellent retirement home in a superb location.

COMMUNAL ENTRANCE

Communal door with entry phone system, communal lounge with seating area, guest rooms, managers office, laundry room, stairs and lift.

ENTRANCE HALL

Private front door leading into entrance hall. Wall mounted entry phone system, alarm pull-cord, wall mounted storage heater, storage cupboard and cupboard housing hot water and immersion tank.

LOUNGE 16'0" x 11'0" (4.88 x 3.35)



Double glazed window to side looking out to the local cricket club, coved ceiling, TV aerial point, emergency pull cord, central fan light and open plan to kitchen.

FITTED KITCHEN 7'0" x 6'9" (2.13 x 2.06)



Double glazed window to side. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, two ring electric hob and built in electric cooker. Integrated under counter fridge and freezer, fully tiled walls and wood laminate floor.

BEDROOM 12'10" x 8'9" (3.91 x 2.67)

Double glazed window to side. Fitted double wardrobes, wall mounted electric heater, alarm pull-cord, wall lights and telephone point.

BATHROOM 6'8" x 5'6" (2.03 x 1.68)



Panelled bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, extractor fan, fully tiled walls and vinyl flooring,

COMMUNAL GROUNDS



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

LEASE & CHARGES

We are told the services charge is £2343.96 per annum which includes the ground rent. We have been informed the term of the lease is 99 Years from 29th September 1983.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 43sqm (Approx 463sqft)

COUNCIL TAX BAND 'C'

Floor Plan

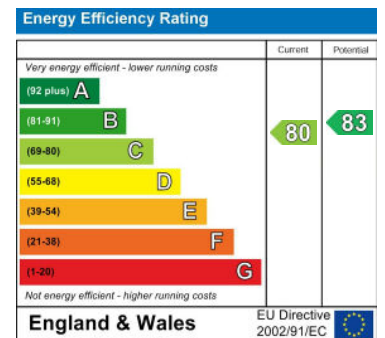


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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