



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

**£60,000 Leasehold**

'Chain Free' studio flat competitively priced at £60,000, located close to Bromley Town centre with bus stops directly outside. Accommodation includes 21'4 x 10'7 lounge and bedroom area with fitted wardrobes to one side, fitted kitchen with space for electric cooker and fridge freezer, bathroom with easy walk-in bath, low level WC and vanity unit with inset sink and storage below. On-site manager, lift to all floors, large communal reception room, laundry room and two guest rooms. There are bus links to Bromley High Street and local shops and restaurants within a short walk.

## COMMUNAL ENTRANCE



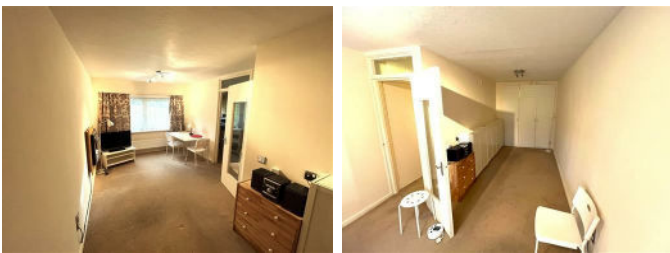
Communal secure entry phone operated front door leads into entrance hall. Communal lounge with ample seating and kitchenette, cloakroom, two guest rooms, managers office, laundry room, stairs and lift.

## ENTRANCE HALL 10'9 x 5'3 max (3.28m x 1.60m max)



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

## LOUNGE/BEDROOM 21'4 x 10' max (6.50m x 3.05m max)



Lounge area has double glazed window to side, spotlights, TV point, wall mounted stone effect electric fire. Bedroom area has fitted wardrobes to one side, telephone point, spotlights and emergency pull cord.

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



Double glazed window to side. Range of wall and base units with work surfaces over and local tiling. Sink with mixer tap and drainer, space and point for freestanding electric cooker, space for fridge/freezer and emergency pull cord.

## BATHROOM 6'9 x 5'6 (2.06m x 1.68m)



Walk-in panel bath with mixer taps and shower wand, panelled walls and emergency pull cord. Extractor fan, wall mounted electric heater, chrome ladder towel warmer, low level WC and vanity unit with inset wash hand basin with mixer taps and storage below.

## **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.

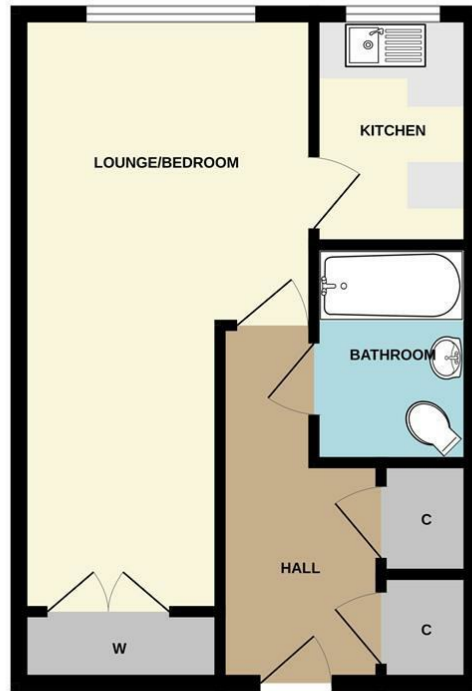
### **TOTAL FLOOR AREA**

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

### **COUNCIL TAX BAND 'B'**

# Floor Plan

## GROUND FLOOR

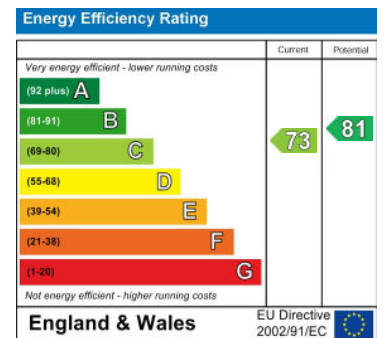


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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