



Andorra Court, Bromley, BR1 3AE

£95,000 Leasehold

Top (3rd) floor retirement apartment offered 'Chain Free' and located within the ever popular Andorra Court Development. Accommodation comprises large lounge, double bedroom with fitted wardrobes, modern fitted kitchen with window and a remodelled shower room. The development has on-site manager, emergency alarm pull cords, two passenger lifts, parking, laundry room, hair salon and communal lounge with kitchenette plus overnight accommodation for visiting guests for a small fee. Outside there are bus links both into and out of Central Bromley and M&S at BP, local shops and restaurants are within a short walk.

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 10' x 3'9 (3.05m x 1.14m)

Hardwood front door leads into entrance hall with wall mounted electric heater, alarm cord, airing and cloaks cupboards.

LOUNGE/DINER 16'2 x 11' (4.93m x 3.35m)



Double glazed window to front, wall mounted electric heater, wall mounted secure entry phone handset and open plan to kitchen.

FITTED KITCHEN 7'2 x 6'9 (2.18m x 2.06m)



Double glazed window to side, ceramic tiled floor, electric cooker and space for fridge freezer. Stainless steel sink with mixer tap and drainer, range of wall and base units with worksurfaces over and local tiling.

BEDROOM 12'10 x 8'9 to wardrobes (3.91m x 2.67m to wardrobes)



Double glazed window to front, wall mounted electric heater, alarm pull cord and fitted wardrobes with mirrored sliding doors.

SHOWER ROOM 6'9 x 5'6 (2.06m x 1.68m)



Shower cubicle with wall mounted Mira electric shower, fully tiled walls to shower area with half tiled walls to remainder. Pedestal wash hand basin with mirror, light and electric shaver point over, low level WC,

COMMUNAL GROUNDS



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

LEASE & CHARGES

We are told the current service charge is approximately £2900 per annum and the remaining term of the lease is 58 years.

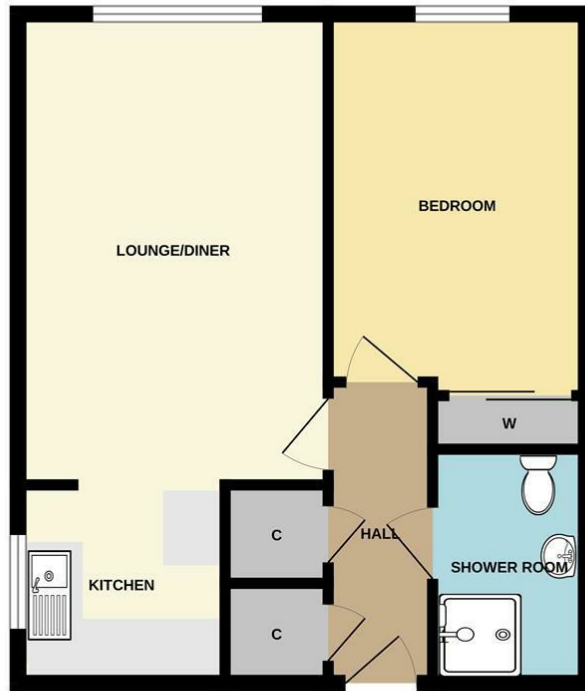
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 44sqm (Approx. 474sqft)

COUNCIL TAX BAND 'C'

Floor Plan

GROUND FLOOR

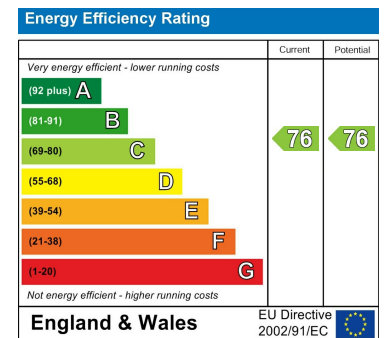


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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