



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

**£90,000 Leasehold**

'Chain Free' ground floor retirement apartment in the popular Andorra Court, offered fully modernised, in excellent condition. Light and spacious the accommodation comprise large double bedroom with built in wardrobes, remodelled shower room with modern suite, 16'2 x 11' lounge/diner plus fully fitted kitchen in cream with with wood effect work surfaces over. 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 and cloakroom, launderette with coin operated machines and lifts to all floors.

## ENTRANCE HALL 10'11 x 4' (3.33m x 1.22m)

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

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



Double glazed window to front, electric heater, TV and telephone points. Open plan to:

## FITTED KITCHEN 7'3 x 6'9 (2.21m x 2.06m)



Double glazed window to side, Vinyl tile effect floor and alarm pull cord. Range of modern wall and base units in cream with wood effect work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Electric cooker and space for tall fridge freezer.

## BEDROOM 13'3 x 8'9 (4.04m x 2.67m)



Double glazed window to front, built in double wardrobe and alarm pull cord.

## **SHOWER ROOM 7'8 x 5'6 (2.34m x 1.68m)**



Fully tiled walls and Vinyl floor, chrome ladder towel warmer, extractor fan, mirrored bathroom cabinet and tallboy storage unit. Double shower cubicle with wall mounted controls, low level WC, wash hand basin on vanity unit with mono bloc mixer tap and mirror above.

### **COMMUNAL GROUNDS & PARKING**

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 57 years.

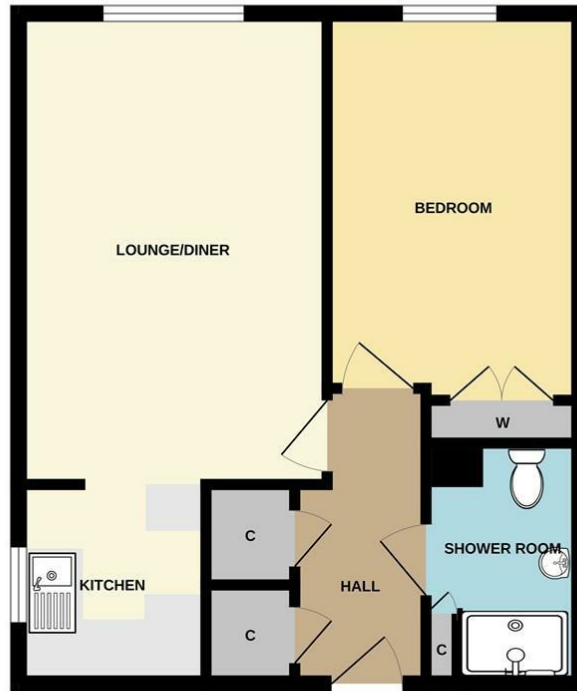
### **TOTAL FLOOR AREA**

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

### **COUNCIL TAX BAND 'C'**

# Floor Plan

## GROUND FLOOR

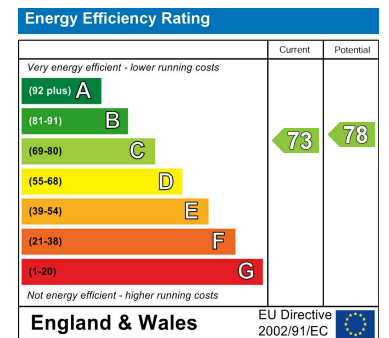


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix 3.025

# Area Map



# Energy Efficiency Graph



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