

Beckenham/Bromley

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Lettings
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49 Andorra Court, 151 Widmore Road, Bromley, Kent, BR1 3AE

LEASEHOLD

£60,000

Second floor retirement studio serviced by a passenger lift. The property is set within a popular development in a convenient location close to central Bromley. The studio comprises lounge area with great views, bedroom area with deep fitted wardrobes, fitted kitchen and bathroom with seated shower. The development also offers off street parking, large communal garden with summerhouse, on-site manager, laundry room and the residents enjoy the use of a communal lounge. Overnight accommodation for visiting guests is available.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79 81
(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	

- LOUNGE & BEDROOM AREAS
- FITTED KITCHEN
- ON SITE MANAGER
- CLOSE TO BROMLEY TOWN CENTRE

- BATHROOM WITH SEATED SHOWER
- NEW CARPETS
- BUS LINKS OUTSIDE & LOCAL SHOPS
- REAR FACING OVERLOOKING COMMUNAL GROUNDS

Directions

From Bromley Town Centre proceed along Widmore Road and Andorra Court is located on the left hand side opposite Wanstead Road.

COMMUNAL ENTRANCE

Automatic opening communal door operated by secure entry phone system.

COMMUNAL FACILITIES

Communal lounge with ample seating and kitchenette, cloakroom, two guest rooms, managers office, laundry room, stairs and lift.

ENTRANCE HALL 12'3 x 5'2 (3.73m x 1.57m)

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset, alarm cord and wall mounted electric storage heater. Cloak cupboard and linen cupboards.

LOUNGE AREA 10'7 x 10'2 (3.23m x 3.10m)

Double glazed window to side, cable TV, TV aerial and telephone points. Wall mounted electric storage heater.

BEDROOM AREA

Range of fitted wardrobes to one wall and alarm cord.

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

Double glazed window to side, wood effect vinyl flooring and alarm cord. Range of modern wall and base units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, space for electric cooker and space for under counter fridge.

BATHROOM 6'7 x 5'6 (2.01m x 1.68m)

Half tiled walls with full tiling to shower area, low level WC, wall mounted wash hand basin with wall mounted mirrored medicine cabinet over, extractor fan, chrome towel warmer and professionally designed seated shower area with wall mounted Mira electric shower.

COMMUNAL GROUNDS & PARKING

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

LEASE & CHARGES

Services charges are approximately £242 per month which includes the ground rent. We have been informed the lease has approximately 57 years remaining.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 35sqm (Approx 377sqft)

COUNCIL TAX BAND 'B'