



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

**£115,000 Leasehold**

'Chain free' one bedroom front facing ground floor retirement flat with extended 146-year lease, set within a popular development close to Bromley Town Centre. Freshly decorated with new flooring, the property comprises a south facing 16'1 x 10'10 lounge, modern fitted kitchen with window, double bedroom with additional fitted wardrobes and a remodelled shower room. The development provides an on-site manager, lifts to all floors, large communal reception room with kitchenette, laundry room, and two guest suites. Conveniently located with bus stops directly outside, plus M&S at BP and local shops nearby.

## COMMUNAL ENTRANCE



Secure fob operated automatic opening front door leads into communal entrance with managers office, cloakroom and two guest suites.

## COMMUNAL FACILITIES



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

## ENTRANCE HALL 10'1 x 3'10 (3.07m x 1.17m)

Hardwood front door leads into entrance hall. Wall mounted entry phone handset, electric heater and alarm contact intercom, airing cupboard and large storage/cloaks cupboard.

## LOUNGE 16'1 x 10'10 (4.90m x 3.30m)



Double glazed window to front, coving and wall mounted electric heater.

## FITTED KITCHEN 6'9 x 6'8 (2.06m x 2.03m)



Double glazed window to side and alarm pull cord. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, space for electric cooker with brushed steel extractor hood over, space for tall fridge freezer and fully tiled walls.

**DOUBLE BEDROOM 13'3 x 8'9 (to wardrobes)  
(4.04m x 2.67m (to wardrobes))**



Double glazed window to front, wall mounted electric heater and alarm pull cord. Two sets of fitted wardrobes.

**SHOWER ROOM 6'8 x 5'5 (2.03m x 1.65m)**



Fully tiled double shower cubicle with wall mounted controls, hand wand and overhead shower. Wash hand basin on vanity unit with mono bloc mixer tap and mirrored bathroom cabinet over, low level WC and tile effect vinyl flooring. Chrome towel warmer, extractor fan and alarm pull cord.

**COMMUNAL GROUNDS**



Well kept communal grounds to front, sides and 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 146 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**  
48.3 sq.m. (520 sq.ft.) approx.

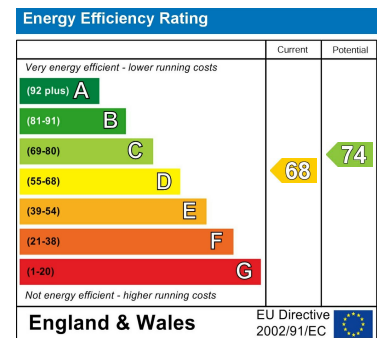


TOTAL FLOOR AREA : 48.3 sq.m. (520 sq.ft.) approx.  
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# Area Map



# Energy Efficiency Graph



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