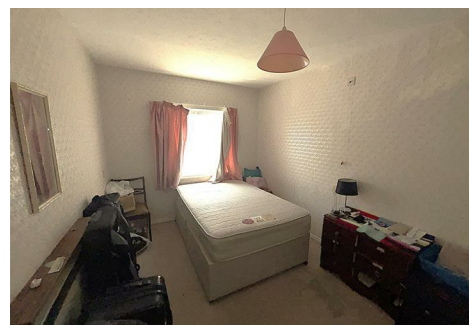




Andorra Court, Bromley, BR1 3AE

£80,000 Leasehold

'Chain Free' retirement apartment in the popular Andorra Court development. The spacious accommodation comprises large double bedroom, bathroom, fitted kitchen and lounge/diner overlooking the communal grounds and summer house. 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 is available for a small fee. Outside there are bus links both into and out of Central Bromley and within a short walk. there is M&S at BP, local shops and restaurants.

COMMUNAL ENTRANCE



Secure fob operated automatic 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.

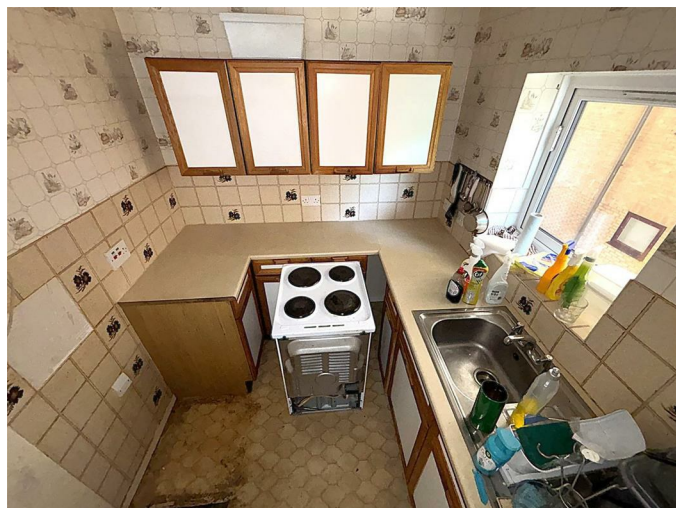
ENTRANCE HALL 10' x 3'9 (3.05m x 1.14m)

Hardwood front door leads into entrance hall with wall mounted entry phone handset, alarm pull cord and electric heater. Large cloaks cupboard with meters and airing cupboard.

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

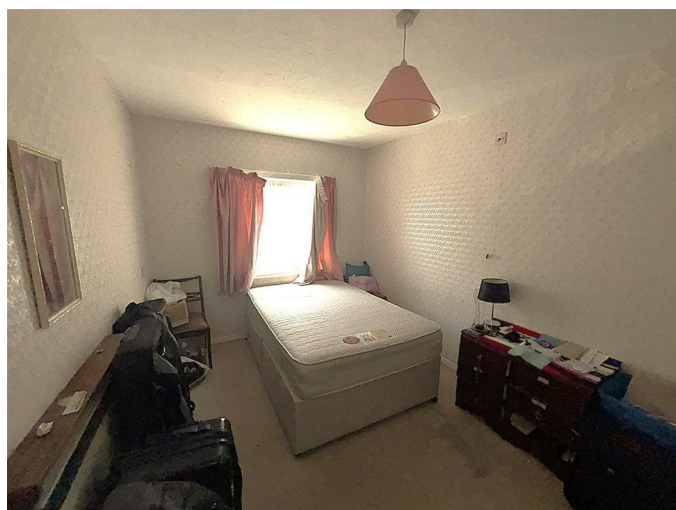
Double glazed window to front and electric heater.

FITTED KITCHEN 6'9 x 6'9 (2.06m x 2.06m)



Double glazed window to side and range of wall and base units with work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Space and point for free standing electric cooker, space for tall fridge freezer, Vinyl flooring and alarm pull cord.

DOUBLE BEDROOM



Double glazed window to front, electric heater, alarm pull cord and built in wardrobes.

BATHROOM 6'8 x 5'6 (2.03m x 1.68m)



Vinyl floor, low level WC, pedestal wash hand basin with mirror, light and electric shaver point over, fully tiled walls and panel bath with shower mixer tap. Alarm pull cord and chrome ladder towel warmer.

COMMUNAL GROUNDS



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 56 years remaining.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 43sqm (Approx. 462sqft)

COUNCIL TAX BAND 'C'

Floor Plan

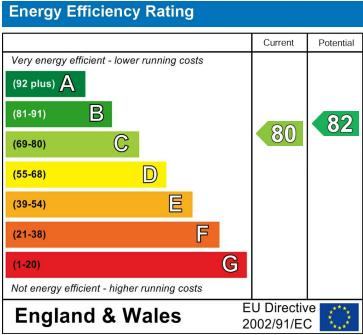


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.