

Beckenham/Bromley

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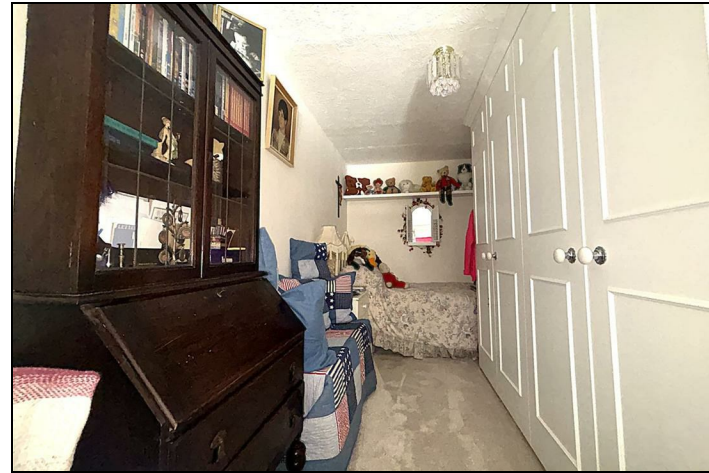
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34 Andorra Court, 151 Widmore Road, Bromley, Kent, BR1 3AE

LEASEHOLD

£70,000

Stunning first floor retirement studio apartment which has been completely modernised by its current owner and is serviced by a passenger lift. The property is set within a popular development in a convenient location close to central Bromley with bus stop outside and close to local shops and restaurants. The studio comprises lounge area with great views over the communal areas, bedroom area with deep fitted wardrobes, fitted kitchen and modern shower room with walk-in shower with wand and rain shower head. The development also offers off street parking, large communal garden with summerhouse, on-site manager, laundry room and residents 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	
(55-68) D	68 73
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

- **VERY HIGH STANDARD OF FINISH THROUGHOUT**
- **MODERN SHOWER ROOM WITH WALKIN**
- **LOUNGE & BEDROOM AREA**
- **BUS LINKS OUTSIDE & LOCAL SHOPS**
- **REAR FACING OVERLOOKING COMMUNAL GROUNDS**
- **MODERN KITCHEN**
- **ON SITE MANAGER**

Directions

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

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 two lifts.

ENTRANCE HALL 12'3 x 5'8 (3.73m x 1.73m)

Hardwood front door leads into entrance hall. Wall mounted entry phone handset, electric heater (with timer settings), alarm contact intercom, airing cupboard and large storage/cloaks cupboard with consumer box and meters.

LOUNGE & BEDROOM AREA 23'05 x 10'2 (l-sahped) (7.14m x 3.10m (l-sahped))

Lounge section - Double glazed window to rear over looking communal grounds and sumerhouse. Feature electric fireplace with tiled hearth and wooden surround, electric heater (with timer settings) and Sky socket connection. Additional control for personal front door and additional entry handset for main door.

Bedroom area - Fitted wardrobes to one side, alarm pull cord and large wall-mounted shelf to rear and light.

FITTED KITCHEN 8'2 x 5'6 (2.49m x 1.68m)

Double glazed window to rear and alarm pull cord. Range of wall and base units with work surfaces over with inset two ring induction hob, white compose 1.5 bowl sink with mixer tap and drainer and space for tall fridge freezer. Wall mounted large plate holder, local tiling, spotlights and vinyl floor.

SHOWER ROOM 6'8 x 5'6 (2.03m x 1.68m)

Fully tiled double walk-in shower cubicle with wall mounted controls, hand wand and overhead rain shower head. Vanity unit with inset wash hand basin with taps and storage below, spotlights and shaver point. High level WC with fitted bathroom cabinet over and tiled flooring, wall mounted 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 and ground rent is approximately £3000 per annum and the remaining term of the lease is 56 years.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 35sqm (Approx 376sqft)

COUNCIL TAX BAND 'B'