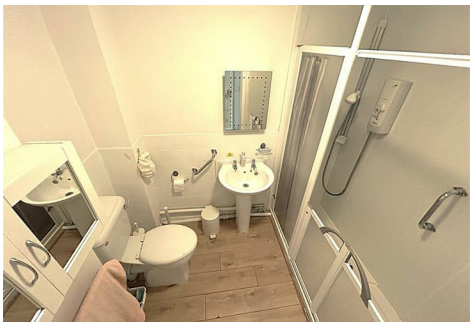
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Andorra Court, Bromley, BR1 3AE

£115,000 Leasehold

Modern well presented 'Chain Free' ground floor retirement apartment with an extended lease of 146 years, located within the ever popular Andorra Court. Accommodation comprises 16'2 x 10'10 lounge, modern fitted kitchen, double bedroom with range of bedroom furniture and fitted wardrobes and remodelled shower room. This flat benefits from being within the more private part of Andorra Court. The development has on-site manager, emergency alarm system, two passenger lifts, parking, laundry room, hair salon and communal lounge with kitchenette plus overnight accommodation for visiting guests is available for a reasonable fee. There is M&S at BP, bus links for Bromley High Street and local shops and restaurants within a short walk.

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 10'10 x 3' (3.30m x 0.91m)



Hardwood front door leads into entrance hall with wall mounted entry phone handset, alarm pull cord, call centre speaker and modern slimline wall mounted electric heater. Airing cupboard and large cloaks cupboard with consumer unit and meters. (Agents Note: A new consumer unit will be included as part of the sale)

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



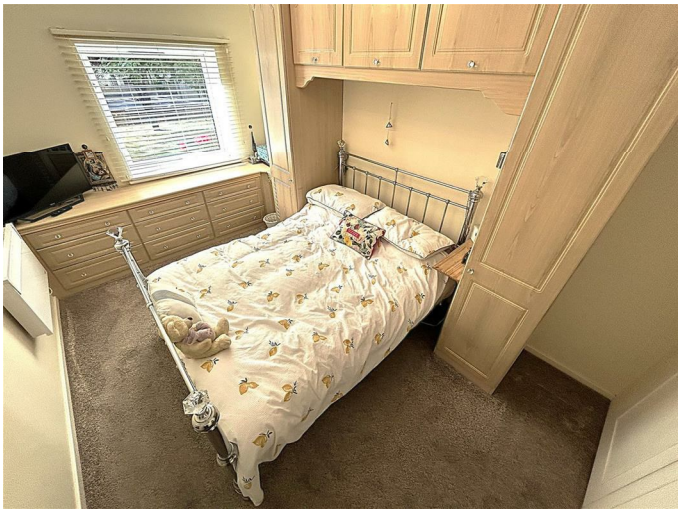
Range of modern wall and base units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, space for under counter fridge, Baumatic four ring ceramic hob with electirc oven below and brushed steel extractor hood over. Laminated wood flooring, extractor fan and alarm pull cord. Sliding door to lounge.

LOUNGE 16'2 x 10'10 (4.93m x 3.30m)



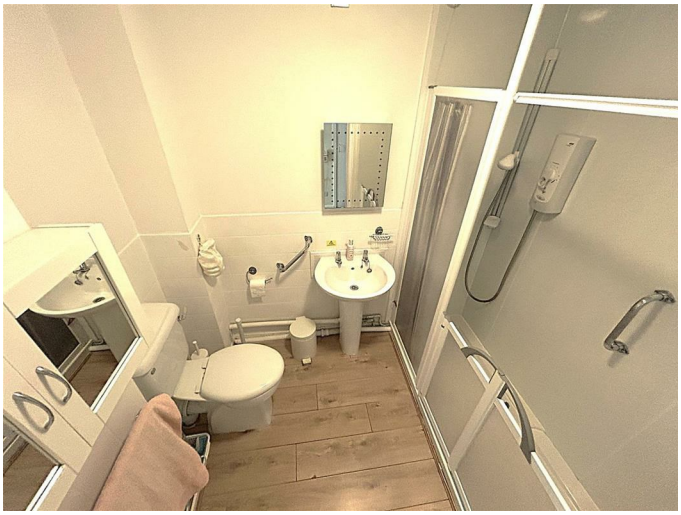
Double glazed window to front, coving, modern slimline wall mounted electric heater and laminated wood flooring.

DOUBLE BEDROOM 12'10 x 8'9 (3.91m x 2.67m)



Double glazed window to front, coving, modern slimline wall mounted electric heater and ranged of fitted bedroom furnitre and double fitted wardrobes. Alarm pull cord.

SHOWER ROOM 7'7 x 5'6 (2.31m x 1.68m)



Half tiled walls with fully tiled double shower area with wall mounted Mira electic shower. Pedestal wash hand basin, low level WC, heated towel warmer, extractor fan, two mirrored bathroom cabinets and alarm pull cord.

COMMUNAL GROUNDS





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

LEASE & CHARGES

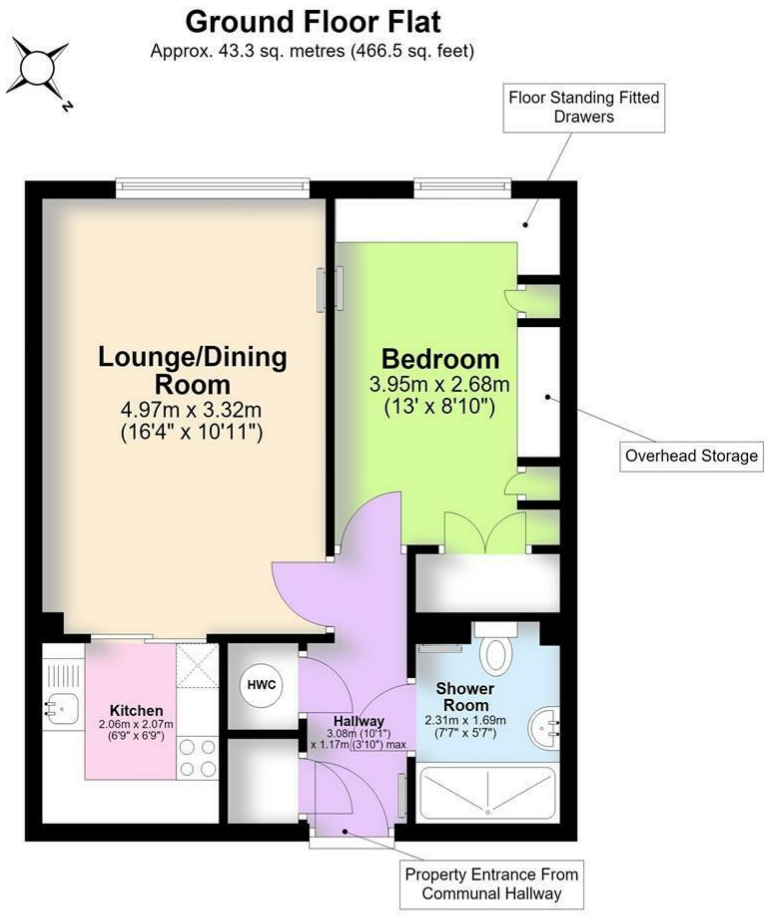
The lease has been extended and has 146 years remaining. We are told the current service charge is approximately £3511 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 43sqm (Approx 463sqft)

COUNCIL TAX BAND 'C'

Floor Plan



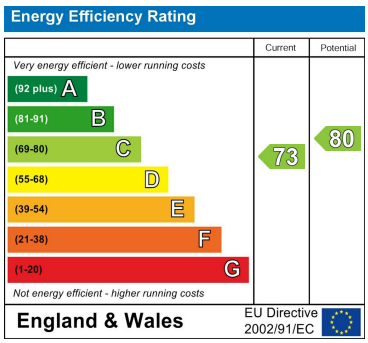
Total area: approx. 43.3 sq. metres (466.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - Oct 2026

Area Map



Energy Efficiency Graph



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