



£165,000 Leasehold

**23 Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- CHAIN FREE
- STUNNING ONE BEDROOM RETIREMENT FLAT (2ND FLOOR)
- ABUNDANCE OF NATURAL LIGHT
- RECENTLY REFUBISHED
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- NEW BUILT-IN WARDROBES
- SHOWER ROOM WITH LARGE WALK IN SHOWER
- ENTRYPHONE
- CLOSE TO SHOPS, RESTAURANTS & DOCTORS SURGERY
- EXCELLENT TRANSPORT LINKS



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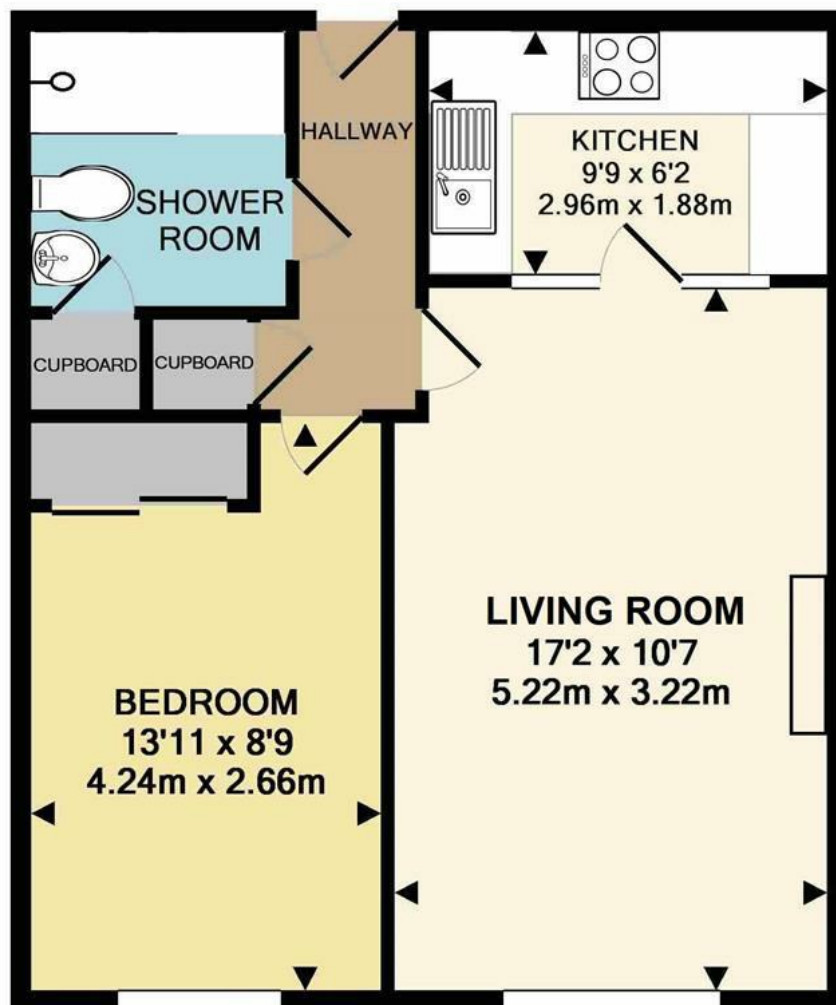


Stunning, bright, and spacious one-bedroom retirement flat located on the second floor of this popular block, a 3-minute bus ride away from Beckenham Town Centre.

The flat benefits from a south-east facing aspect bringing an abundance of natural light into the property with views over the bustling community of Elmers End with its popular shops, restaurants, cafes, and doctors' surgery. Further features include double glazing, electric heating, and entryphone.

Having recently undergone a chic and elegant transformation including a stylish fitted kitchen with integrated appliances, quality fitted wardrobe with sliding mirrored doors and new carpets, this beautiful flat is ready for immediate occupation.

Communal facilities include a welcoming residents' lounge, practical laundry, lift, well-maintained communal gardens with a charming terrace accessed from the communal lounge, and a residents' car park for both residents and visitors.



TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.

Entrance Hall

Entryphone, emergency communication system, storage cupboard housing electric meter, electric storage heater, fitted carpet, ceiling light fitting, hatch to roof space.

Living Room

uPVC double glazed south-east facing window to front, classic stone effect fireplace with 'living flame' electric fire, electric storage heater, fitted carpet, two ceiling light fittings, coving. Opening to:

Kitchen

High gloss cream wall and base units with 'butcher block' style wood effect laminated worktops incorporating white ceramic one and a half bowl sink and drainer with chrome mixer tap, Zanussi electric induction hob with extractor hood over, Zanussi double oven, integrated fridge/freezer, integrated Zanussi dishwasher, sage green 'Metropolitan' tiled splashbacks, ceiling light fitting, extractor fan, limed oak style linoleum flooring, opening to living room.

Bedroom

South-east facing uPVC window to front, wall mounted electric heater, built-in wardrobe with sliding mirrored doors, coving, ceiling light fitting, fitted carpet.

Bathroom

White suite comprising wash hand basin with vanity unit, low-level w.c. large walk-in shower with glass screen and wall mounted shower, chrome heated towel rail, large airing cupboard housing hot water cylinder, tiled walls with mosaic border, ceiling light fitting, wall mounted fan heater, extractor fan, grey stone effect vinyl flooring.

Communal Facilities

Andon Court has a welcoming, spacious residents' lounge and kitchen where the House Manager arranges various social events throughout the year. Also on the ground floor is a practical bright laundry room with washers, dryers, and ironing facilities. On the first floor is a guest suite for visiting friends and family available to hire on a nightly basis.

Outside

Well maintained, attractive communal gardens to

the front and rear of the block with a shrub-lined pathway to the front entrance.

Parking

Car park with parking for residents and visitors on a first-come, first-served basis, accessed via driveway to the side of the building.

Lease Details

182 years remaining (189 from 8/9/14).

Ground Rent

£150 per annum (to be confirmed by vendor).

Service Charges

£2,967.04 for the current year (£247.25 per month), including lift servicing, garden maintenance, cleaning of windows, and cleaning and heating of all internal communal areas.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.