



homezone

£175,000 Leasehold

**17, Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- CHAIN FREE
- BRIGHT & SPACIOUS FIRST FLOOR ONE BEDROOM RETIREMENT FLAT
- DOUBLE ASPECT LIVING/DINING ROOM
- SEPARATE KITCHEN WITH WINDOW
- BEDROOM WITH ATTRACTIVE FITTED WARDROBE
- SEPARATE SHOWER ROOM & WC
- RESIDENTS' LOUNGE, LAUNDRY ROOM & GUEST SUITE
- RESIDENTS' & VISITORS' CAR PARK
- CONVENIENT FOR LOCAL SHOPS, RESTAURANTS & DOCTORS SURGERY
- EXCELLENT TRANSPORT LINKS TO BECKENHAM, BROMLEY & CROYDON



Homezone Property Services - Beckenham

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*** CHAIN FREE ***

Over 60 and looking for a special place to downsize to? Look no further. This one-bedroom first-floor flat is larger than the average retirement flat and has the advantage of a separate kitchen as well as a double-aspect living room bringing an abundance of natural light and enjoying views of the beautifully maintained communal garden.

Andon Court is a popular and well-regarded retirement development, providing an environment where you can be totally independent but at the same time, feel safe and secure that help and community is on hand should you need it.

Excellent communal facilities include a laundry room with Bosch washing machines and dryers, a sociable residents' lounge, a guest room for visiting friends and family (conveniently located close to this particular flat), and a highly efficient and personable house manager.

Further highlights include a stunning walnut effect veneered built-in wardrobe in the main bedroom, electric storage heaters, and a separate wc and shower-room.

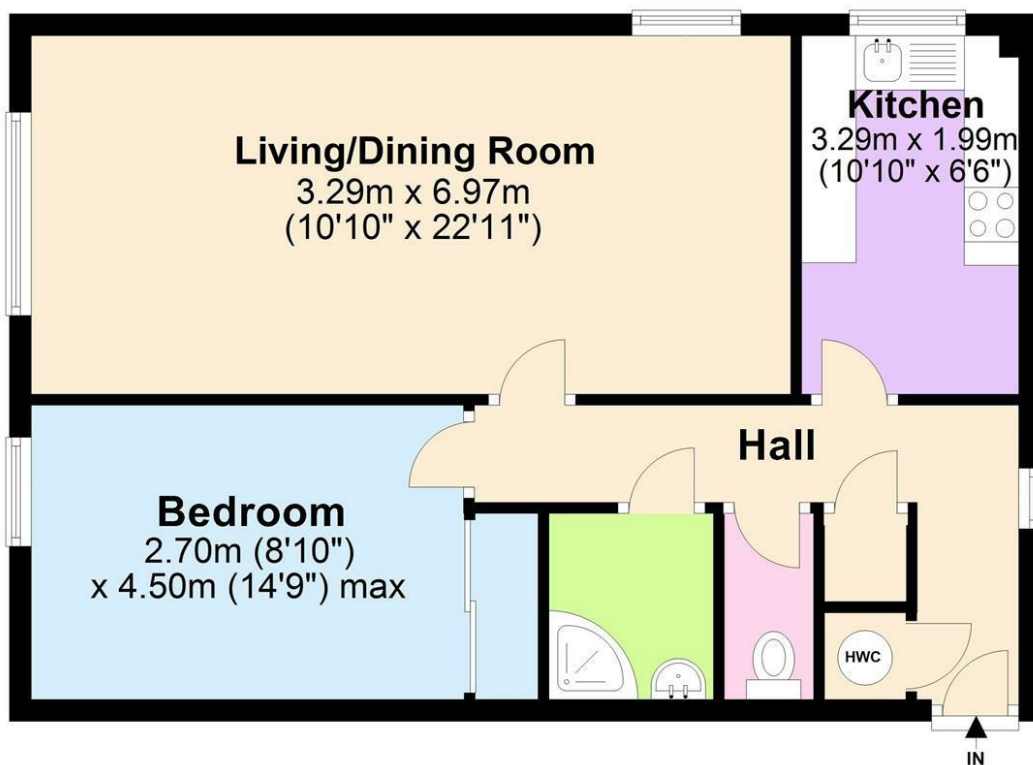
Local amenities include popular shops and restaurants located just metres away from the development, a large Tesco superstore within a ten-minute walk, a Doctors' surgery next door, excellent public transport links with bus stops directly outside the property, and train/tram connections at Elmers End Station just ten minutes walk from the property. Beckenham High Street is a five-minute bus ride away.

Call now on 020 3794 7545 to book a viewing!



First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 sq. feet)

Entrance Hall

Solid wood front door, uPVC double glazed window, airing cupboard housing hot and cold water tanks, coats cupboard housing electric meter, wall mounted electric heater, entry phone, emergency communications unit, two ceiling light fittings, Artex ceiling, fitted carpet.

Living/Dining Room

Solid wood painted door, uPVC double glazed window to rear, uPVC double glazed window to side, feature fireplace with ornate cream painted wood surround, marble effect laminate back panel and hearth with coal effect electric fire, wall mounted electric heater, tv aerial point, alarm pull-cord, two ceiling light fittings, Artex ceiling, fitted carpet.

Kitchen

Wooden door with GWPP glazed panels, uPVC double glazed window overlooking rear gardens, range of cream 'Shaker' style wall and base units, stainless steel sink and drainer with chrome mixer tap, Lamona electric hob, extractor hood with light, Lamona electric oven, space for fridge/freezer, marble effect laminate worktops, stone effect laminate splashbacks, wall mounted Dimplex electric heater, emergency pull cord, fluorescent strip light, Artex ceiling, stone effect vinyl flooring.

Bedroom

Solid wood painted door, uPVC double glazed window to side, walnut effect veneered fitted wardrobes with sliding mirrored doors and built-in walnut veneered drawer unit with shelving, wall mounted electric heater, emergency pull cord, ceiling light fitting, Artex ceiling, fitted carpet.

Shower Room

Solid wood painted door, corner shower enclosure with sliding glass doors and Mira 'Sport' electric shower, white vanity unit with integrated white washbasin and chrome mixer tap, chrome heated towel rail, fully tiled walls, tiled floor, extractor fan, emergency pull-cord, ceiling light fitting, Artex ceiling.

Separate WC

Solid wood painted door, white low-level WC, emergency pull-cord, extractor fan, ceiling light fitting, Artex ceiling, stone effect linoleum flooring.

Communal Facilities

Communal laundry room, wc facilities, residents' lounge with two sets of double doors leading to the communal garden. Guest suite available (£15 per person, per night).

Outside

Beautiful, well-maintained communal garden with patio area and car park for residents and visitors.

Lease/Service Charge

154 Years remaining (189 Years from April 1987).
Service Charges: £2,991.92 per annum (includes lift maintenance, window cleaning, maintenance of laundry facilities, gardening, upkeep of CCTV, house manager services, and contribution toward a reserve fund).
Ground Rent: £175 per annum.

EPC

Band: C

Council Tax

Band: C

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.