



£100,000 Leasehold

**16, Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- OVER 60'S ONLY
- PEACEFUL AND SPACIOUS ONE BEDROOM RETIREMENT FLAT
- NEW CARPETS, DOUBLE GLAZING & ELECTRIC STORAGE HEATING
- LIFT, ENTRYPHONE SYSTEM & ON SITE HOUSE MANAGER (WEEKDAY MORNINGS)
- ACCOMMODATION AT REAR OF BLOCK OVERLOOKING COMMUNAL GARDENS
- CHAIN FREE
- COMMUNAL RESIDENTS' LOUNGE, LAUNDRY, HAIRDRESSING SALON & GUEST SUITE
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS AND RESIDENTS/VISITORS CAR PARK
- CONVENIENT FOR LOCAL SHOPS, CAFES, RESTAURANTS & POPULAR DOCTORS SURGERY
- EXCELLENT TRANSPORT CONNECTIONS TO BECKENHAM, BROMLEY, WEST WICKHAM & CROYDON TOWN CENTRES



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**** CHAIN FREE ** FOR ONLY 60'S ONLY.**

Forming part of this attractive and well-maintained retirement development is this spacious and peaceful first-floor one double-bedroom apartment which is presented in good order throughout. The flat benefits from a fitted kitchen, shower room, and bedroom with views of the lovingly maintained communal garden. Double glazing and electric storage heaters are further features.

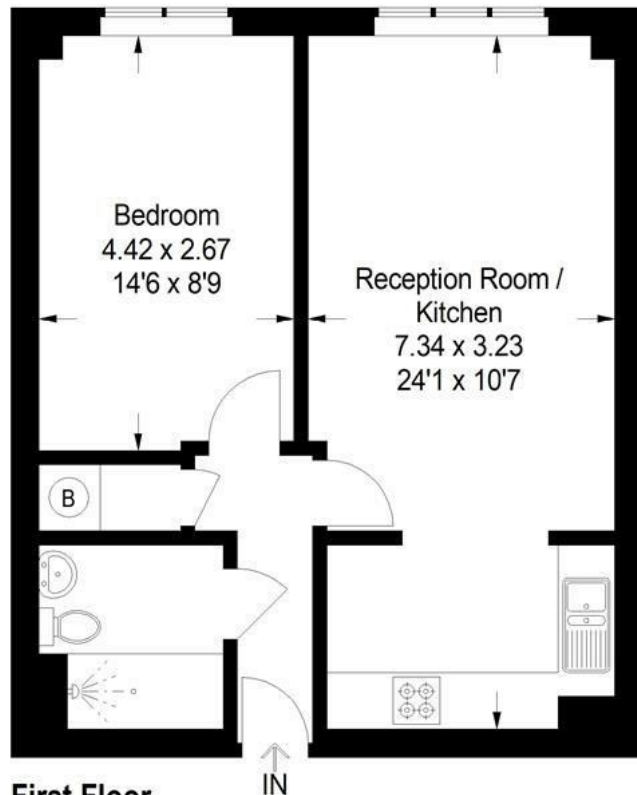
The development also offers a residents' and visitors' car park, a sociable residents' lounge on the ground floor with an attached kitchen, a communal laundry room, and a guest suite for visitors, charged per person on a nightly basis. A charming house manager is on-site Monday to Friday mornings.

Andon Court is located close to local shops and amenities at Elmers End, including a popular Doctors' surgery next door, and is within easy reach of the 24-hour Tesco store and Elmers End station with rail and tram services. Numerous buses provide services into Beckenham, Bromley, and Croydon Town centres.



Andon Court, BR3

Approximate Gross Internal Area
45.0 sq m / 484 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID985341)

Communal Entrance Hall

Stairs or lift to first floor.

Entrance Hall

Wooden front door, entryphone point, Creda electric storage heater, emergency control point, coats cupboard housing electric meter and fusebox, mains operated smoke alarm, ceiling light fitting, fitted carpet.

Living/Dining Room

Wooden door, uPVC double glazed window to rear, Creda electric storage heater, textured papered walls, emergency alarm pull cord, two ceiling light fittings, fitted carpet, opening to:-

Kitchen

Range of wall and base units with marble effect laminate worktops over incorporating one-and-a-half bowl stainless steel sink and drainer with mixer tap, space for fridge/freezer, space for cooker with Hygena extractor hood above, tiled splashbacks, telephone point, Greenwood Airvac extractor fan, emergency alarm pull cord, Dimplex wall mounted electric heater, ceiling light fitting, vinyl flooring, opening to Living Room.

Bedroom

Wooden door, uPVC double-glazed window to rear, wall-mounted electric heater, ceiling light fan, emergency alarm pull cord, fitted carpet.

Bathroom

Wooden door, airing cupboard housing hot and cold water tanks, wooden slatted shelving, white suite comprising pedestal wash hand basin, low level WC, tiled shower cubicle with fitted fold-up seat and chrome shower, tiled splashbacks, wall-mounted electric heater, Greenwood Airvac extractor fan, emergency alarm pull cord, chrome heated towel rail, fitted mirror cabinet, ceiling light fitting, vinyl flooring.

Lease Details

Length of Lease: Currently 63 years remaining.
Service Charge: £249.41 per month (£2992.92 per annum, or £1496.46 half yearly) which includes a future maintenance fund.
Ground Rent: £200 per annum.

Communal Facilities

Communal laundry, social lounge and kitchen (various social events arranged by the House

Manager), twin sets of double doors to beautifully maintained communal gardens with paved terrace, and residents/visitors car park. Guest suite available for visitors (£15 per night, per person). Hairdressing salon. House manager on-site on weekday mornings.

EPC

Band: C.

Council Tax

London Borough of Bromley.
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.