



homezone

£115,000 Leasehold

**20 Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- BRIGHT, SPACIOUS ONE BEDROOM SECOND FLOOR RETIREMENT FLAT
- CHAIN FREE
- LIFT
- CONTEMPORARY SHOWER ROOM
- NEW CARPETS & DOUBLE GLAZING
- HOUSE MANAGER ON SITE DAILY (WEEKDAYS)
- COMMUNAL LAUNDRY, HAIRDRESSING SALON, SOCIAL LOUNGE AND GUEST SUITE
- CLOSE TO SHOPS, CAFES, RESTAURANTS & POPULAR DOCTORS' SURGERY
- ATTRACTIVE COMMUNAL GARDENS & RESIDENTS/VISITORS CAR PARK
- EXCELLENT LOCAL TRANSPORT CONNECTIONS



Homezone Property Services

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Looking to downsize? Love to watch the world go by? Want to be part of a wonderfully caring, sociable mature community? As long as you are over 60, this could be your perfect home. A beautifully presented, bright, and spacious one-bedroom flat at the front of this popular retirement block, with the added benefit of a modern stylish shower room and new carpets throughout.

An abundance of communal facilities include a welcoming social lounge with kitchen, lovingly maintained communal gardens, hairdressing salon, a comfortable guest suite (available to hire on a nightly basis), and a residents and visitors car park.

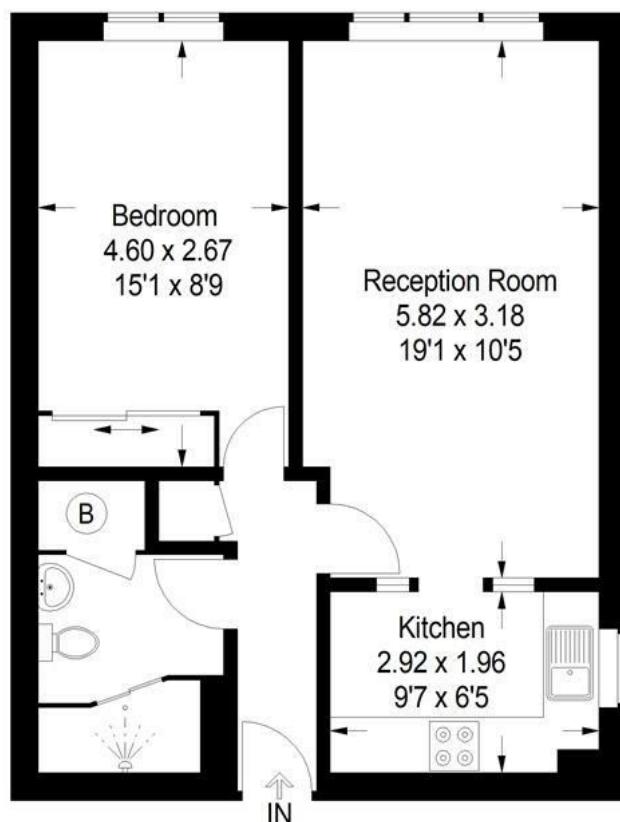
Surrounded by a fantastic choice of shops, cafes, and restaurants, the best doctors' surgery in Beckenham, and with all the transport connections you could wish for to take you to Beckenham, Bromley, Croydon, West Wickham, or even London!

Book your viewing now!



Andon Court BR3

Approximate Gross Internal Area
48.0 sq m / 517 sq ft



Second 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. (ID996607)

Communal Entrance Hall

Stairs or lift to second floor.

Entrance Hall

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

Living/Dining Room

White painted wooden door, uPVC double glazed window to front, fireplace with decorative wooden surround, marble inset and hearth, Dimplex electric storage heater, emergency alarm pull cord, two ceiling light fittings, textured ceiling, fitted carpet, opening to:-

Kitchen

uPVC double-glazed window to side, range of cream 'Shaker' style wall and base units with wooden worktops over incorporating stainless steel sink and drainer with mixer tap, space for fridge/freezer, 'Cordialle' electric oven, 'Creda 900' 4-ring electric hob with extractor hood above, tiled splashbacks, extractor fan, emergency alarm pull cord, Dimplex wall mounted electric heater, fluorescent strip light, textured ceiling, vinyl flooring, opening to Living Room.

Bedroom

White painted wooden door, uPVC double-glazed window to front, built-in wardrobe with sliding mirrored doors, wall-mounted electric heater, ceiling light fitting, textured ceiling, emergency alarm pull cord, fitted carpet.

Shower Room

White painted 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 curved glass sliding doors, and 'Galaxy Aqua 3000' electric shower, tiled splashbacks, wall-mounted electric heater, extractor fan, emergency alarm pull cord, chrome heated towel rail, mirror cabinet, ceiling light fitting, textured ceiling, dark oak effect vinyl flooring.

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.

Lease/Ground Rent/Service Charges

Length of Lease: Currently 62 years remaining. Service Charge: £249.41 per month (£2,425.95 per annum, or £1,212.98 half yearly) which includes a future maintenance fund.

Ground Rent: £160 per annum.

Council Tax

London Borough of Bromley.

Band: C.

EPC

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.