



homezone

£100,000 Leasehold

**25, Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- BEAUTIFULLY PRESENTED TOP FLOOR ONE BEDROOM RETIREMENT FLAT
- CHAIN FREE
- LIFT
- HOUSE MANAGER ON SITE DAILY (WEEKDAYS)
- NEW CARPETS & DOUBLE GLAZING
- MODERN INTEGRATED KITCHEN SUITE
- COMMUNAL LAUNDRY, HAIRDRESSING SALON, SOCIAL LOUNGE AND GUEST SUITE
- CLOSE TO SHOPS, RESTAURANTS & DOCTORS' SURGERY
- ATTRACTIVE COMMUNAL GARDENS & RESIDENTS/VISITORS CAR PARK
- EXCELLENT LOCAL TRANSPORT CONNECTIONS



Homezone Property Services - Beckenham

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Available to the over 60s only.

Forming part of this highly regarded retirement development is this attractive and bright top floor (second) one bedroom apartment positioned to the rear of the block providing peace and quiet and beautiful views over the communal gardens.

Internally, the property comprises entrance hall, spacious 17ft living room, modern white integrated kitchen suite, attractive bathroom suite with shower over bath and a bright double bedroom with generous built-in wardrobe. The property is decorated neutrally throughout and benefits from electric heating, modern double-glazed windows, and newly fitted carpets. Communal facilities include a bright and welcoming residents' lounge with kitchen, a practical hairdressing salon, a comfortable guest suite (available to hire on a nightly basis), and beautifully kept communal gardens together with a residents and visitors car park, available on a first-come, first-served basis.

Local amenities include a doctors' surgery next door, local shops and restaurants in the immediate vicinity, Elmers End train and Tram station within a 10-minute walk, and public transport connections almost directly outside the building.

This is a highly popular and well-regarded development for the retired, and an early viewing is highly recommended.



Second Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 42.4 sq. metres (456.1 sq. feet)

ENTRANCE HALL

Solid wood front door, electric heater, entry phone and emergency management communication unit, storage cupboard, ceiling light fitting, fitted carpet.

LIVING ROOM/DINING ROOM

17'0 x 10'6 (5.18m x 3.20m)

White painted door, uPVC double glazed window overlooking the rear communal gardens, folding partition wall, electric heater, two ceiling light fittings, fitted carpet.

KITCHEN

9'8 x 6'2 (2.95m x 1.88m)

Glazed door from lounge with additional side windows, grey tile effect vinyl flooring, white kitchen suite with wood effect laminate worktops, integrated fridge freezer, integrated dishwasher, electric oven and hob, white sink with drainer unit, uPVC double glazed window, white splash back tiles, ceiling light fitting.

BEDROOM

12'4 x 8'10 plus door recess (3.76m x 2.69m plus door recess)

White painted door, electric heater, uPVC double glazed window, built-in wardrobe with mirrored sliding doors, ceiling light fitting, fitted carpet.

BATHROOM

6'1 x 5'7 (1.85m x 1.70m)

White painted door, tile effect vinyl flooring, fully tiled walls in white tile with blue border tile, white bath with shower mixer over, WC, pedestal wash basin, airing cupboard, ceiling light fitting, extractor fan, mirrored bathroom cabinet.

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/SERVICE CHARGES/GROUND RENT

Lease - Currently 63 years remaining.

Service Charges - £249.41 per month (£2992.92 per annum, or £1496.46 half yearly) which includes a future maintenance fund,

Ground Rent - £160 per annum.

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.