



£73,000 Leasehold

14 Andon Court Croydon Road

Beckenham, BR3 4DE

- CHAIN FREE
- BRIGHT AND SPACIOUS FIRST FLOOR STUDIO FLAT
- IN NEED OF UPDATING
- ENTRYPHONE & EMERGENCY RESPONSE SYSTEM
- LIFT
- DOUBLE GLAZING & ELECTRIC HEATING
- COMMUNAL GARDEN, LOUNGE, LAUNDRY, HAIRDRESSING SALON & GUEST SUITE
- RESIDENTS' & VISITORS' CAR PARK
- CLOSE TO POPULAR SHOPS, RESTAURANTS & DOCTORS' SURGERY
- EXCELLENT TRANSPORT LINKS TO BECKENHAM, BROMLEY, WEST WICKHAM, CROYDON AND WIMBLEDON



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OVER 60'S ONLY. Bright and spacious, studio retirement flat located on the first floor of this popular block, overlooking the bustling community of Elmers End with its popular shops, restaurants, cafes, and doctors' surgery and conveniently, a 3-minute bus ride away from Beckenham Town Centre.

In need of some updating, the flat benefits from an entrance hall with generous storage cupboards, a separate kitchen, a bathroom with an electric shower over the bath, double glazing, and fitted carpets. As the flat enjoys a southeast-facing aspect, natural light is in abundance throughout the day.

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. The wonderfully approachable, charming, and efficient house manager is on-site on weekday mornings. For visitors who want to stay in town for a few days, a communal guest suite is available to hire.

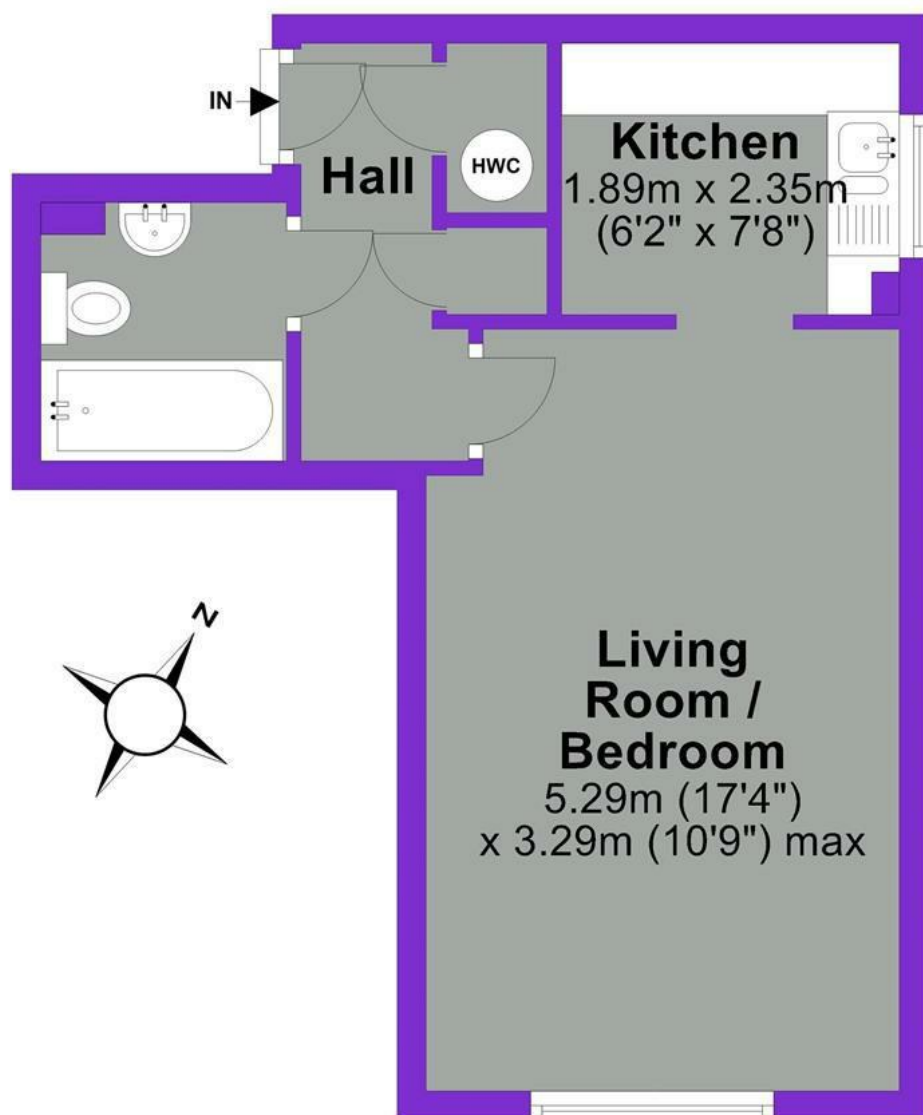
Excellent transport links provide services into Beckenham, Bromley, West Wickham, and Croydon; for the more adventurous mature traveller, London is but a train ride away.

Call us now to arrange a viewing without delay.



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.
Plan produced using PlanUp.

Entrance Hall

Wooden front door, entryphone, emergency pull cord with intercom panel, cupboard housing hot water cylinder and cold water tank, storage cupboard housing electric meter and fuse board, ceiling light fitting, fitted carpet.

Living Room/Bedroom

Painted wooden door, uPVC double glazed window to front, wall-mounted electric storage heater, emergency pull cord, telephone point, two ceiling light fittings, fitted carpet, opening to kitchen.

Kitchen

uPVC double glazed window to side, range of wall and base units with marble effect laminate worktops incorporating white enamel one-and-a-half bowl sink and drainer with white enamel mixer tap, Beko freestanding electric cooker with Hygena extractor hood over, mosaic tiled splashbacks, emergency pull cord, ceiling light fitting, extractor fan, vinyl flooring, opening to Living Room/Bedroom.

Bathroom

Painted wooden door, taupe pedestal wash hand basin with chrome taps, white low-level WC, taupe bath mixer tap and Triton electric shower, heated towel rail, emergency pull cord, ceiling light fitting, 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 (£15 per night, per person), and on the third floor is a hairdresser salon open several days a week.

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 the driveway to the side of the building.

Lease/ Service Charge/Ground Rent

Lease: 60 years remaining.

Service Charge: £1,631.38 (6 monthly in advance).

Ground Rent: £160 per annum (in advance).

Council Tax

London Borough of Bromley.

Band: B

EPC

Band: B

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.