



homezone

£140,000 Leasehold

**7, Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- CHAIN FREE
- ONE BEDROOM GROUND FLOOR RETIREMENT FLAT
- DIRECT ACCESS TO COMMUNAL GARDENS
- NEW FITTED KITCHEN
- SHOWER ROOM
- ENTRYPHONE
- RESIDENTS/VISITORS CAR PARK
- COMMUNAL LAUNDRY
- CLOSE TO SHOPS, RESTAURANTS & DOCTORS SURGERY
- EXCELLENT TRANSPORT LINKS



Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





**** CHAIN FREE ****

Forming part of this attractive and well-maintained retirement development is this spacious ground floor one double bedroom apartment which is presented in good order throughout. The flat benefits from a recently fitted kitchen, a modern shower room, and a double bedroom with a built-in wardrobe and direct access to the rear communal gardens via a double glazed door from the bedroom.

The development benefits from a residents car park, attractive communal gardens to the rear, a sociable residents' lounge on the ground floor with an attached kitchen, a communal laundry room, and a guest suite for visitors.

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.



Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 45.3 sq. metres (487.8 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.

Entrance Hall

Entryphone, emergency communication system, storage cupboard housing electric meter, electric panel heater, ceiling light fitting, fitted carpet.

Living Room

uPVC double glazed window to rear, electric storage heater, emergency alarm pull cord, two ceiling light fittings, fitted carpet. Opening to:-

Kitchen

Range of contemporary cream wall and base units with limed oak style laminate worktops with stainless steel one and a half bowl sink and drainer with chrome mixer tap, Caple electric hob with extractor hood over, Hygena electric oven, space for fridge freezer, tiled splashbacks, extractor fan, ceiling light fitting, stone effect vinyl flooring.

Bedroom

uPVC window to rear with uPVC glazed door to communal garden, built-in wardrobe with sliding mirrored doors, wall mounted electric heater, ceiling light fitting, fitted carpet.

Shower Room

White suite comprising vanity unit with wash hand basin, WC with concealed cistern, large glass corner shower enclosure with two sliding doors, airing cupboard housing hot water cylinder, wall mounted heater, electric heated towel rail, extractor fan, ceiling light fitting, ceramic tiled floor.

Communal Facilities

Andon Court has a welcoming, spacious residents' lounge with 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.

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 Details

155 years remaining (189 years from 1/4/87).

Ground Rent

£150 per annum.

Service Charges

£2,967.04 for the current year (£247.25 per month), including lift servicing, garden maintenance, cleaning of windows, and cleaning and heating of all internal communal areas.

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.