



homezone

£135,000 Leasehold

**28 Andon Court 198
Croydon Road**

Beckenham, BR3 4DE

- CHAIN FREE
- BRIGHT & WELL PRESENTED ONE BEDROOM TOP FLOOR (3RD) RETIREMENT FLAT
- BEDROOM FEATURES BUILT IN MIRRORED WARDROBE
- SHOWER ROOM WITH GENEROUS WALK IN SHOWER
- ENTRYPHONE & EMERGENCY RESPONSE SYSTEM
- LIFT
- RECENTLY DECORATED WITH NEW CARPETS
- COMMUNAL GARDEN, LOUNGE, LAUNDRY, HAIRDRESSING SALON & GUEST SUITE
- CLOSE TO POPULAR SHOPS, RESTAURANTS & DOCTORS' SURGERY
- EXCELLENT TRANSPORT LINKS TO BECKENHAM, BROMLEY, WEST WICKHAM & CROYDON



Homezone Property Services - Beckenham

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Beautifully presented, bright and spacious, one-bedroom retirement flat located on the top (third) floor of this popular block, a 3-minute bus ride away from Beckenham Town Centre.

If you are after a quiet location with views over the lovingly maintained communal gardens but a stone's throw from the bustling community of Elmers End with its popular shops, restaurants, cafes, and doctors' surgery, look no further.

Having recently undergone recent refurbishment including new carpets, further benefits include a bedroom overlooking the rear with a built-in wardrobe with sliding mirrored doors and a bright, contemporary white shower room. Currently vacant, this peaceful, calm flat is ready for immediate occupation.

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.

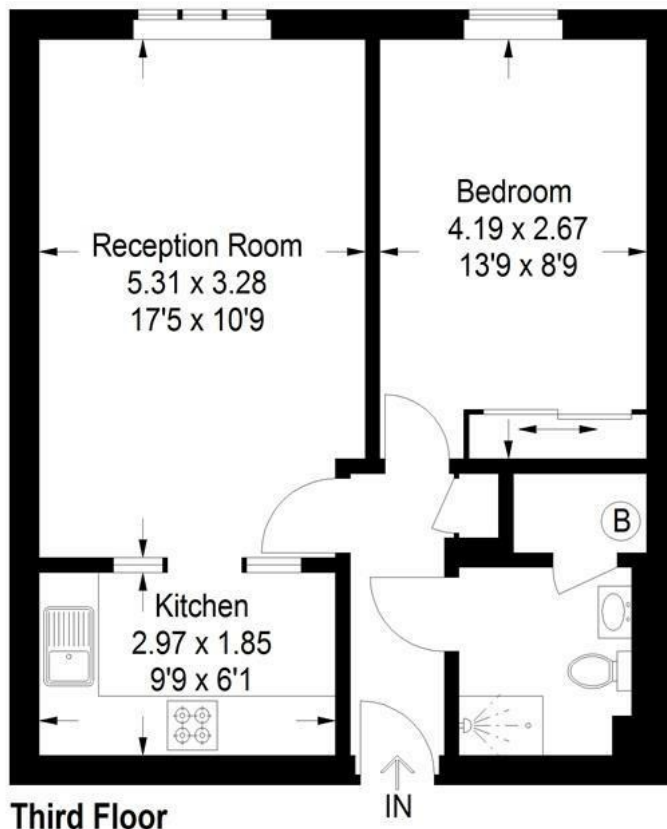
Excellent transport links provide services into Beckenham, Bromley, West Wickham and Croydon; for the more adventurous mature traveller, London is but a train ride away.

Call us now 020 3794 7545 to arrange a viewing without delay.



Andon Court, BR3

Approximate Gross Internal Area
44.8 sq m / 482 sq ft



Third 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. (ID885811)

Entrance Hall

Wooden front door, storage cupboard housing electric meter and fuseboard, entryphone, emergency alarm control panel, wall mounted electric storage heater, textured papered walls, Artex ceiling, fitted carpet, ceiling light fitting.

Living Room

White painted wooden door, uPVC double glazed window to rear, wall mounted electric storage heater, telephone point, television aerial point, emergency alarm pull cord, Artex ceiling, fitted carpet, ceiling light fitting, Opening to:-

Kitchen

White wall and base units with pine trim and cream laminate worktops incorporating stainless steel sink and drainer with chrome mixer tap, Matsul electric oven, 4 ring white enamel electric hob with Blanco extractor hood over, space for fridge, space for freezer, splashback tiling, Dimplex wall mounted heater, Artex ceiling, emergency pull cord, vinyl flooring, Harmony extractor fan, fluorescent strip ceiling light, opening to living room.

Bedroom 1

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

Shower Room

White painted wooden door, airing cupboard housing cold water tank and hot water cylinder, white suite comprising pedestal wash hand basin, low-level WC, enclosed shower cubicle with sliding glass door, and wall mounted chrome shower head with handheld spray attachment, partly tiled walls, heated towel rail, Harmony extractor fan, emergency pull cord, Artex ceiling, vinyl flooring, ceiling light fitting.

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.

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

63 years remaining (Current owners are open to offering an extension of 99 additional years to the lease for an extra premium - please request further details if interested).

Ground Rent

£160 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.

Outside

Well maintained, attractive communal gardens to the front and rear of the block with a shrub-lined pathway to the front entrance.

Council Tax

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.