



homezone

£150,000 Leasehold

**19 Andon Court, 198
Croydon Road**

Beckenham, BR3 4DE

- CHAIN FREE
- POPULAR RETIREMENT DEVELOPMENT
- SECOND FLOOR ONE BEDROOM APARTMENT
- REAR OF BLOCK OVERLOOKING GARDENS
- NEUTRAL DECOR / NEW CARPETS
- WELL PRESENTED THROUGHOUT
- NEXT DOOR TO DOCTORS SURGERY
- CLOSE TO LOCAL AMENITIES
- 10 MINS WALK TO ELMERS END STN
- EXCELLENT COMMUNAL FACILITIES



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Only available to the over 60s.

Forming part of this highly regarded and beautifully presented retirement block is this second floor one double bedroom retirement flat located at the rear of the block and overlooking the communal gardens and presented in excellent order throughout.

The property comprises entrance hall with storage, spacious living room, good size double bedroom with built in wardrobes, an attractive fitted kitchen and good sized modernised bathroom with large shower enclosure.

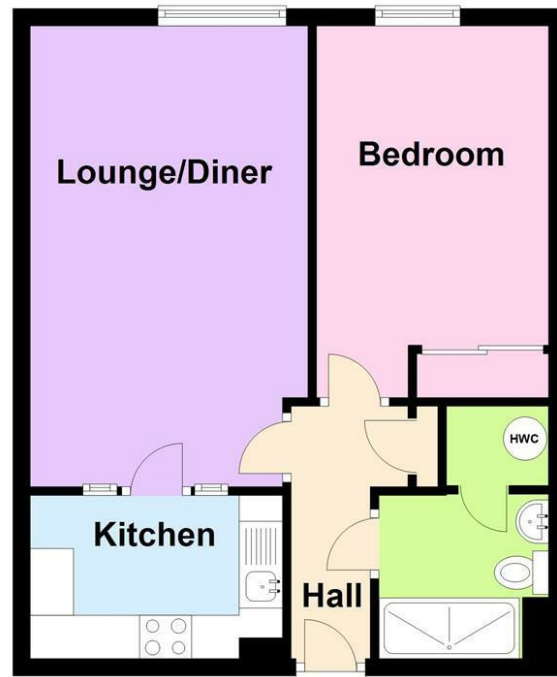
Local amenities include a range of shops and restaurants directly adjacent and opposite the development, a large Tesco superstore within a 10 minute walk, a doctors surgery directly next door, and excellent transport links with bus stops directly outside the block and Elmers End station and Tram within 10 minutes walk.

This property is offered chain free and an internal viewing is highly recommended.



Second Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Total area: approx. 43.6 sq. metres (469.3 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 mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

Solid wood front door, new neutral carpet, electric heater, entry phone system, emergency alarm control panel, storage cupboard, ceiling light fitting.

Living Room

17'2 x 10'6 (5.23m x 3.20m)

White painted door, new neutral carpet, cream emulsion painted walls, UPVC double glazed window, electric heater, two ceiling light fittings.

Kitchen

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

Wood effect laminate flooring, neutral colour kitchen suite with neutral laminate worktops and neutral colour splash back tiling, new electric oven and ceramic electric hob, stainless steel sink and drainer unit with mixer tap, ceiling light fitting, extractor fan, wall mounted heater.

Bedroom

13'10 max to door x 10'6 (4.22m max to door x 3.20m)

White painted door, new neutral carpet, cream emulsion painted walls, built in wardrobes with mirrored sliding doors, electric heater, UPVC double glazed window, ceiling light fitting, electric heater.

Bathroom

6'3 max x 6'1 (1.91m max x 1.85m)

White painted door, white tile effect vinyl flooring, large walk-in shower with tall glass screen, electric shower unit, pedestal wash basin, WC, part tiled walls, fitted mirror, large airing cupboard, wall heater, extractor fan, ceiling light fitting.

Communal Facilities

There is a large residents communal lounge with attached kitchen and two sets of double glazed French doors leading out to the attractive communal gardens at the rear. There is also a residents laundry room and a visitors guest suite (charges apply). There is also a residents/visitors car park to the rear.

Service Charge/Lease/Ground Rent Details

The lease is 189 years from April 1987 - 157 years remaining.

Service charges are £249.41 per month (£2992.92 per annum or £1496.46 half yearly) which includes a future maintenance fund.

Ground Rent - £160 per annum.

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.