



homezone

Offers In Excess of
£175,000 Leasehold

Flat 7 Andon Court 198
Croydon Road

Beckenham, BR3 4DE

- CHAIN FREE SALE
- ONE DOUBLE BED RETIREMENT APARTMENT
- GROUND FLOOR - REAR OF BLOCK
- PRIVATE ACCESS TO COMM'L GDNS
- SPACIOUS BEDROOM / BUILT IN WARDROBES
- MODERN SHOWER ROOM
- NEW KITCHEN BEING INSTALLED
- ATTRACTIVE COMMUNAL GARDENS
- CLOSE TO AMENITIES
- RESIDENTS CAR PARK



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CHAIN FREE SALE

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, benefits from a modern shower room, is due to have a new kitchen installed shortly and which is located at the rear of the block with private access out to the rear communal gardens via a double glazed door .

Andon Court is located close to local shops and amenities at Elmers End, including a popular Doctors surgery next door, and within easy reach of the 24 hour Tesco store and Elmers End station with rail and tram services.

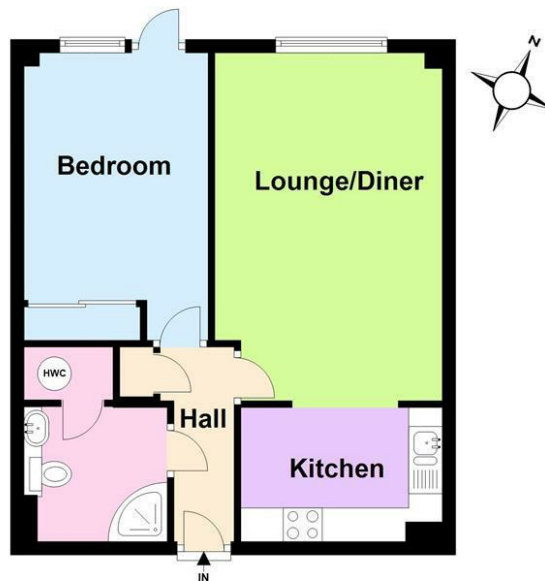
The property comprises entrance hall with storage cupboard, spacious living room, a good sized fitted kitchen, a generous double bedroom with large built in wardrobes and sliding mirrored doors, and a modern shower room with spacious walk in shower enclosure.

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



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 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, carpet to floor, storage cupboard, emergency alarm communication panel, wall paper to walls, ceiling light fitting, electric panel heater.

Living Room

17'1 x 10'9 (5.21m x 3.28m)

Wood door, carpet to floor, wall paper to walls with border, two ceiling light fittings, electric storage heater, double glazed windows overlooking rear communal garden, emergency alarm pull chord.

Kitchen

9'9 x 6'4 (2.97m x 1.93m)

Open to living room, tile effect vinyl flooring, neutral colour kitchen cabinets, electric oven and hob, white sink and drainer unit with mixer tap, ceiling light fitting, extractor fan.

Bedroom

13'10 max x 8'9 (4.22m max x 2.67m)

Wood door, carpet to floor, emulsion painted walls, double glazed window and double glazed door opening onto the rear communal gardens, built in wardrobes with sliding mirrored doors, ceiling light fitting, electric heater.

Shower Room

Wood door, neutral colour stone effect ceramic floor tiles, neutral colour ceramic wall tiles, modern gloss white built in vanity unit with integrated wash basin and concealed cistern WC, large corner glass shower enclosure with two sliding entry doors, ceiling light fitting, electric heated towel rail, wall heater, extractor fan, airing cupboard.

Outside

To the rear of the development is an attractive communal garden laid mainly to lawn and with mature borders or trees and shrubs. There is a residents car park also to the rear which is for use of residents and visitors.

Lease / Service Charge / Ground Rent

Vendor advises that the lease is in excess of 150 years.

Service charges are approx. £2790 per annum (£1395 per 6 months, or £235 per month)
ground Rent £150 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.