



9 Andorra Court 151 Widmore Road

Bromley, BR1 3AE

£80,000 Leasehold EPC: D

 **Maguire Baylis**



Maguire Baylis are pleased to offer for sale this light and bright one bedroom ground floor retirement flat which enjoys a favoured position within the development providing a lovely outlook over the communal grounds to the rear.

The property, which is offered with vacant possession, comprises a reception room with a large window to the rear, fitted kitchen, modern shower room, plus bedroom with built-in double wardrobe.

Additional features include: on-site warden, on-site fully fitted laundry room, residents communal lounge, attractive communal gardens and parking.

The property is conveniently located on the main bus route providing a short ride to Bromley town centre. There is also a useful Mark & Spencer's Simply Food mini-mart just yards away, plus local shops and amenities close by in Widmore Green.

A super retirement property which is highly recommended. Residents and purchasers must be 60 years or older.



- GROUND FLOOR FLOOR RETIREMENT FLAT
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE OVERLOOKING ATTRACTIVE GARDENS
- FITTED KITCHEN
- MODERN SHOWER ROOM WITH DIGITAL SHOWER
- CLOSE TO LOCAL SHOPS & M & S SIMPLY FOOD
- EASY REACH OF TOWN CENTRE - WALK OR BUS
- RESIDENTS LAUNDRY & COMMUNAL LOUNGE
- CHAIN FREE SALE



Andorra Court

Total Area: 45.1 m² ... 485 ft²

All measurements are approximate and for display purposes only

COMMUNAL HALLWAY

HALLWAY

Built-in storage cupboard plus built-in airing cupboard housing water tanks; intercom handset.

LOUNGE

16'2 x 10'10 (4.93m x 3.30m)

Double glazed window to rear overlooking gardens; electric wall heater; folding doors to:

KITCHEN

6'10 x 6'8 (2.08m x 2.03m)

Double glazed window to side; fitted wood effect wall and base units; worktops to two walls; inset sink unit; tiled flooring and part tiled walls.

BEDROOM

13'3 x 8'9 (4.04m x 2.67m)

Double glazed window to rear; built-in double wardrobe.

SHOWER ROOM

Modern and well appointed suite comprising large shower enclosure with built-in Aqualisa digital shower; fitted wash basin with storage under; WC; fully tiled walls and tiled flooring; heated towel rail.

COMMUNAL GARDENS

Well kept mature communal grounds, mainly laid to lawn with paved pathway and patio area for residents to enjoy.

PARKING

Residents/visitors car parking at rear.

RESIDENTS FACILITIES

On the ground floor there is a large communal lounge where residents can socialise and meet for organised events. There is also a communal laundry room.

LEASE & MAINTENANCE

LEASE - approx 147 years remaining

MAINTENANCE - Currently £2540 pa

GROUND RENT - nil

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///builds.album.ballots



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.