



## Hopton Court Forge Close

Hayes, Bromley, BR2 7LP

**£99,995 Leasehold EPC: C**

 **Maguire Baylis**



Maguire Baylis welcomes to the market a one-bedroom retirement apartment located on the first floor, ideally positioned within easy reach of Hayes High Street, Hayes Village and Hayes Station. The property is well served by frequent bus routes and is conveniently situated adjacent to a local doctors' surgery.

This wonderful apartment offers a large reception room, double bedroom with fitted wardrobes, modern shower room and a well maintained block. Additional features include warden assisted, communal gardens and pull cords in all rooms.

Forge Close is a quiet cul-de-sac located just off Pickhurst Lane, close to the junction with Hayes Street. A range of local amenities can be found along Hayes Street, including shops, a library, a church and the popular George public house.

Approximately a quarter of a mile away on Station Approach, there is a wider selection of shops and cafés, along with Sainsbury's Local and Iceland supermarkets. Hayes railway station is also situated on Station Approach, providing regular services to London Bridge, Charing Cross and Cannon Street.

Bus routes serving Hayes, West Wickham, Bromley and Croydon town centres run along Pickhurst Lane, with routes 119, 138 and 353 nearby. Local green spaces include Husseywell Open Space and The Knoll.

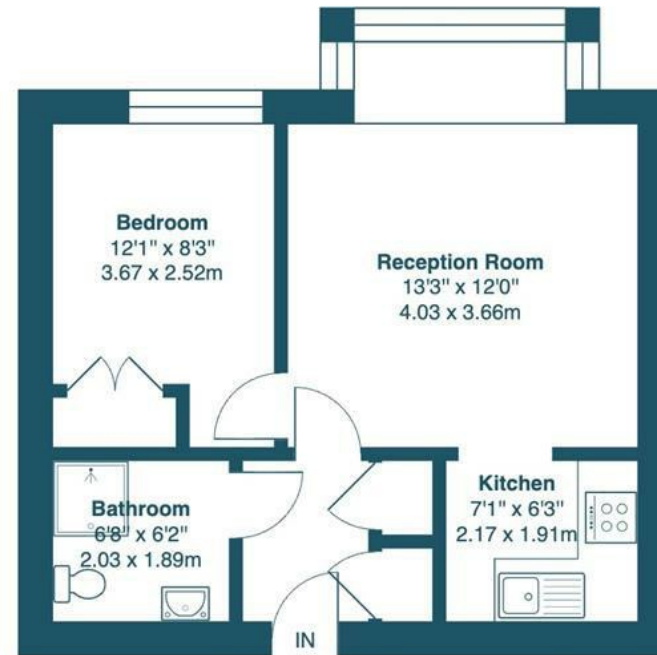


- ONE BEDROOM WARDEN ASSISTED RETIREMENT FLAT
- FIRST FLOOR, LIFT ACCESS
- NEWLY REFUBISHED BLOCK
- COMMUNAL GARDENS
- CLOSE TO HAYES OLD VILLAGE, HIGH STREET AND STATION
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE
- AGE RESTRICTED TO 60+



## Forge Close, BR2

Approximate Gross Internal Area = 432 sq ft / 40.1 sq m



First Floor

 Maguire Baylis

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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### **COMMUNAL AREA**

Laundry Room, communal room offering coffee and event days, lift access to first floor, doors to communal gardens.

### **HALLWAY**

Doors to reception room, shower room, cupboard housing water tank and electric fuse box, storage cupboard, pull cord.

### **RECEPTION ROOM**

13'3" x 12'5" (4.04 x 3.81)

Bay window, door to bedroom, pull cord.

### **KITCHEN**

6'3" x 5'6" (1.91 x 1.68 )

Range of wall and base units, fridge/freezer, pull cords.

### **BEDROOM**

12'5" x 5'6" (3.81 x 1.68)

Double glazed window, fitted wardrobe, pull cord.

### **BATHROOM**

Walk in shower, w.c, hand wash basin, extractor fan, pull cord.

### **COUNCIL TAX**

London borough of Bromley council tax band - B

### **LOCATION**

<https://w3w.co/pasta.glove.swan>

### **LEASE DETAILS**

£4,476.86 annual service charge

85 years remaining on the lease

60+ only



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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.