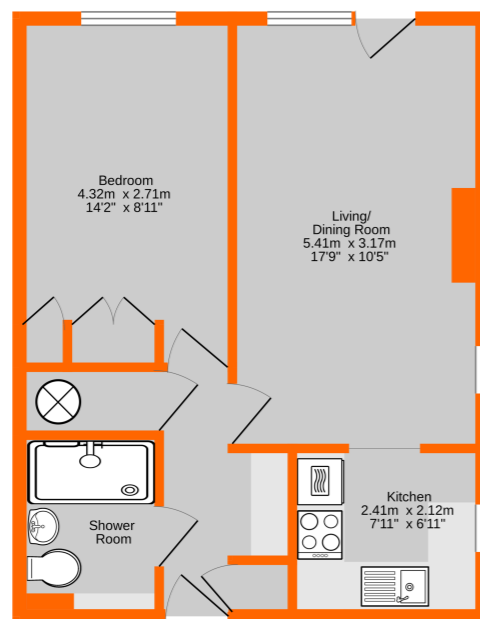


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
 44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 44.0 sq.m. (474 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix 62023



Viewing by appointment with our West Wickham Office - 020 8460 7252

## Flat 13 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB £215,000 Leasehold

- One Bedroom Retirement Flat.
- 17' 9" Living/Dining Room.
- White Suite Shower Room.
- Double Glazing & Electric Heating.
- Ground Floor With Access To Garden.
- Overlooking Attractive Communal Grounds.
- Various Communal Facilities.
- Popular Age Restricted Development.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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## Flat 13 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

Chain Free one bedroom end ground floor purpose built age restricted retirement flat, in this popular, desirable retirement community, about 0.8 of a mile from Bromley South Station and High Street. Walking distance from shops including a Post Office, at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods and Lawn Bowls Club are a short walk away off Tootswood Road. This flat is in good decorative condition and has an additional double glazed side window to the kitchen and to the 17' 9" living/dining room, which also has a double glazed door and window to the rear, leading to a small paved terrace and the beautifully maintained rear communal grounds. The kitchen is appointed with a range of wooden fronted fitted units and drawers, an Indesit ceramic hob and Indesit stainless steel electric oven. Re-appointed white suite shower room with a Redring Active shower and bedroom with fitted wardrobes to one wall. This flat has electric heaters (as listed) and is double glazed. Blenheim Court is in a peaceful cul-de-sac and has an entry phone system, Careline alarm service with alarm pull cords, lift service, a communal lounge with kitchen reappointed in 2022, a library to the mezzanine level, a laundry room and guest room. There are regular social activities including a garden club, coffee mornings and fish and chip suppers. The attractive communal gardens are a real feature of this development and are laid mainly to lawn, with established shrub beds, trees and terraces. There is communal parking to the front.

### Location

Blenheim Court is off Durham Avenue in Gregory Close. There are local shops including a Post Office on the corner of Westmoreland Road and Pickhurst Lane, within walking distance. Bus services pass along Cumberland Road and Westmoreland Road to Bromley High Street with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station, which is about 0.8 of a mile away. South Hill Woods and Lawn Bowls Club are a short walk away off Tootswood Road.



### Ground Floor

#### Entrance

Via entry phone and communal outer door with carpeted communal hallway to own front door on the ground floor

#### Hallway

3.26m x 1.77m reducing to 0.99m (3' 3") (10' 8" x 5' 10") Entryphone/alarm pull cord, electric heater, shelved storage cupboard housing consumer unit, recess with laminate work top and shelving above, coving, deep cupboard with slatted shelf housing the hot and cold water tanks

#### Shower Room

1.62m x 2.26m into recess (5' 4" x 7' 5") Appointed with a white suite of shower with a Redring Active 3205 chrome shower, a white shower tray, a seat and glass shower screen, low level w.c. and pedestal wash basin, extractor fan, Dimplex electric heater, alarm pull cord

#### Bedroom

4.32m x 2.71m (14' 2" x 8' 11") Double glazed window overlooking the communal gardens, Dimplex electric heater, coving, fitted single and double wardrobes, alarm pull cord

### Living/Dining Room

5.41m x 3.17m (17' 9" x 10' 5") Double glazed side window, double glazed windows and door to paved terrace and overlooking the attractive communal grounds, coving, coal effect electric fire with a white ornate fire surround and marble effect hearth, alarm pull cord, four wall light points, archway to:

#### Kitchen

2.41m x 2.12m (7' 11" x 6' 11") Double glazed side window, range of wooden fronted fitted wall and base units and drawers, stainless steel sink and drainer with a chrome mixer tap, laminate work surfaces, space for upright fridge/freezer, Indesit ceramic hob with an extractor unit above and Indesit stainless steel electric oven, splash back tiling, two white fronted base units, five hole bottle rack, Honeywell electric bar heater

#### Communal Facilities

Lift to all floors, residents lounge with kitchen re-appointed in 2022 to lower ground floor, library to mezzanine level, laundry room and guest suite

### Outside

#### Communal Gardens

Attractive communal gardens surround the development, laid mainly to lawn, terraces and various seating areas to the rear, mature trees, shrubs and flower beds

#### Parking

Communal residents parking to the front of the development on a first come first serve bases

### Lease Details

#### Lease

125 years from 1988 - To Be Confirmed

#### Maintenance

£3,724.28 for 1/4/2023 to 31/3/2024 - To Be Confirmed

#### Ground Rent

We are informed there is no Ground Rent on this property - To Be Confirmed

#### Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

#### Council Tax

London Borough of Bromley - Band C