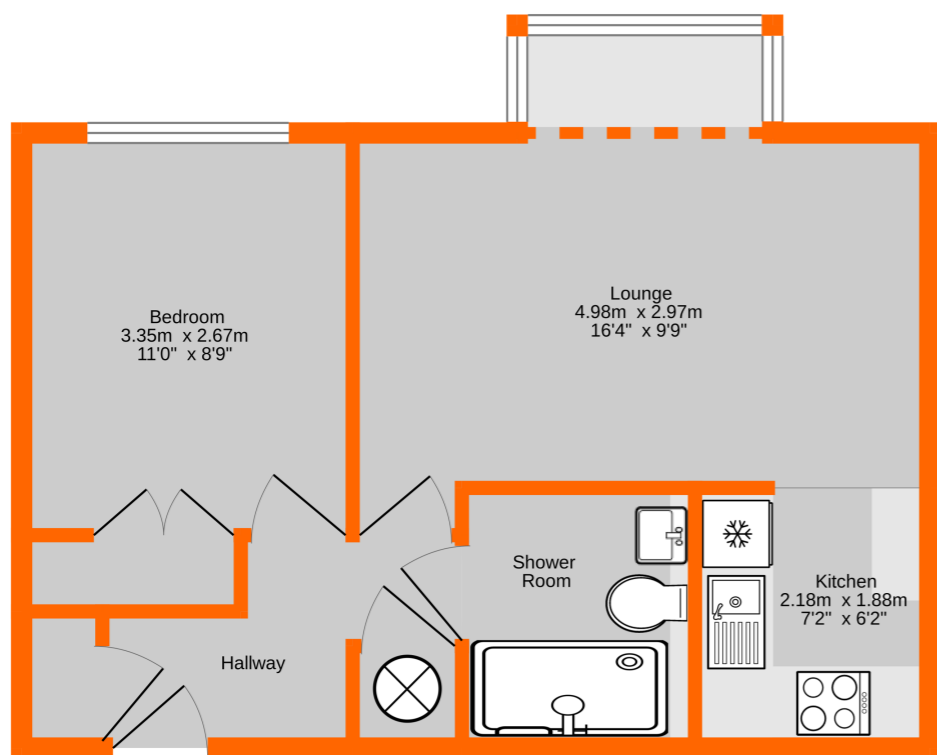


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**First Floor Flat**  
 40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 40.6 sq.m. (437 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



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

**Flat 21 Hopton Court, Forge Close, Hayes, Bromley, Kent BR2 7LP**  
**£170,000 Leasehold**

- Refurbished and Modernised.
- One Bedroom 1st Floor Flat.
- Close To All Amenities.
- Offered for sale 'chain free'.
- Age Restricted Retirement Flat.
- Lift & Residents Facilities.
- Well Kept Communal Gardens.
- Beautiful Shower Room & Kitchen.

## Flat 21 Hopton Court, Forge Close, Hayes, Bromley, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO HAYES. Beautifully appointed and refurbished to a high standard throughout, is this light and airy, one bedroom first floor, warden assisted apartment, located close to a selection of shops, adjacent to a doctors surgery, bus routes and train station. Internally the property has recently been refurbished and includes a welcoming hall way with two built in storage cupboards, a bright lounge with large bay window which overlooks Forge Close, re fitted kitchen with a selection of modern cream wall and base units with built in appliances, double bedroom with sunny aspect and built in double wardrobe with hanging space. The shower room is beautifully refitted to include a large walk in shower with wall mounted shower, white sanitary ware with a vanity basin and storage space under, non slip flooring and a sensor operated lighting system with wall mirror. The property is tastefully decorated throughout with newly laid carpets. In our opinion, this is currently one of the best properties for sale in the block being move in ready. This development has a security entry phone system, emergency pull cord system in most rooms, residents communal living room and kitchen/laundry room. Outside are attractive communal gardens to the rear with various seating areas and some unallocated residents parking bays to the front. Situated close to bus routes, shops, and train services and popular local parks

### Location

Forge Close is a cul-de-sac position off Pickhurst Lane close to the junction of Hayes Street. There are local shops in Hayes Street as well as a library, church and The George restaurant/pub. About 0.25 of a mile away in Station Approach, are further shops, coffee shops and Sainsbury's Local and Iceland supermarkets. Hayes Station with services to London Bridge, Charing Cross and Cannon Street is also in Station Approach. Bus services connecting with Hayes, West Wickham, Bromley and Croydon Town centres run along Pickhurst Lane. Buses 119, 138 and the 353 pass close by. Open spaces include Husseywell open space and The Knoll.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and lift to first floor

### First Floor

#### Hallway

Entryphone system, emergency pull cord, storage cupboard housing hot water cylinder, storage cupboard with hanging space and electric fuse board, coved cornice

#### Living Room

4.97m x 2.97m (16' 4" x 9' 9") Double glazed bay window and large window sill to front, coved cornice, new fitted carpet, emergency pull cord system, Dimplex electric wall mounted heaters, T.V. point, opening into

#### Kitchen

2.19m x 1.89m (7' 2" x 6' 2") Beautifully fitted kitchen with a range of cream high gloss wall and base units, stainless steel sink with chrome mixer tap, laminate work surfaces, integrated fridge freezer, Bosch stainless steel electric cooker and electric ceramic hob, stainless steel extractor hood over with glass canopy, flooring as laid

### Shower Room

2.19m x 1.89m (7' 2" x 6' 2") Re fitted walk in shower cubical with Mira wall mounted electric shower, low level w.c., wash hand basin with chrome mixer tap, double storage cupboard below, heated towel rail, non slip flooring, part tiled walls, extractor fan, mirror light with touch sensor

### Bedroom

3.35m x 2.67m (11' 0" x 8' 9") Double glazed window to front, Dimplex electric wall mounted heater, double wardrobe with hanging space and storage above, emergency pull cord, coved cornice, T.V. point

### Residents Communal Facilities

Residents Facilities at Hopton Court include a large residents lounge with seating area and double doors leading to the communal garden, residents kitchenette and communal laundry on the ground floor of the development.

### Outside

#### Residents Communal Gardens

Residents patio area opening on to communal garden beyond enjoying a sunny aspect, beautifully maintained grounds being mainly laid to lawn, mature trees and shrub borders, flower beds, residents storage shed, various seating areas

### Residents Parking Bays

Non-allocated parking is located to front of development on a "first come first served basis" Further free parking can be found in Forge Close.

### Additional Information

#### Lease

125 Years from 1986 - To Be Confirmed

#### Maintenance

£4,947.45 Per Annum - To Be Confirmed

#### Ground Rent

£150 P/a - To Be Confirmed

#### Agents 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 B. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)