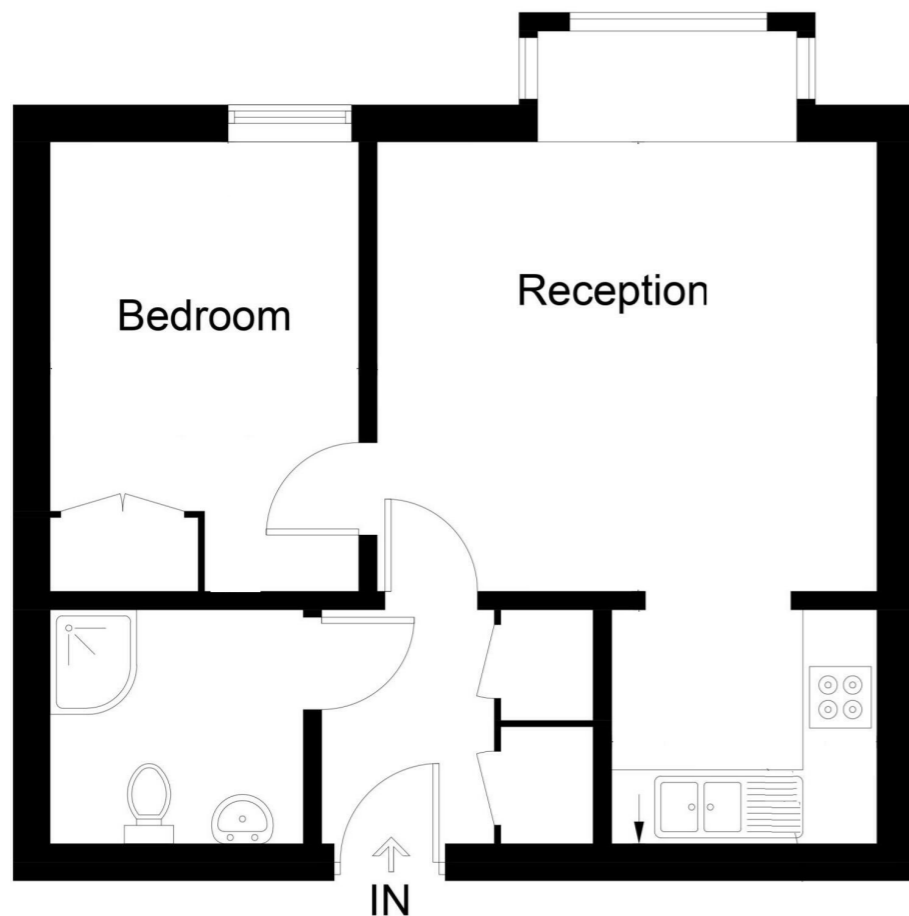


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Flat 12 Hopton Court, Forge Close, Hayes, Bromley, Kent BR2 7LP
£145,000 Leasehold

- Purpose Built Retirement Flat.
- Updated Shower Room.
- Close To Bus Services & Hayes.
- Lift & Entry Phone System.
- One Bedroom First Floor.
- Close To Shops/Station.
- Bright Living Room.
- Communal Residents Facilities.

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID573064)

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 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



Flat 12 Hopton Court, Forge Close, Hayes, Bromley, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO HAYES. Offered to the market with no onward chain, is this well presented one bedroom first floor purpose built retirement flat in this popular development in Hayes, within walking distance of Hayes Street and bus services. right 14'2" x 13' living room with a large bay window, white fitted kitchen with wall and base units, double bedroom with double fitted wardrobes, updated shower room with walk in shower room. Security entry phone system, lift to first floor, emergency alarm pull cords to most rooms, onsite resident warden, communal living room and kitchen/laundry room, attractive well kept communal grounds to rear of the developments with various seating areas and residents parking to front. Ideally positioned for bus routes, local shops and parks, along with the convenience of having a GP surgery next door to Hopton Court.

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. Busses 119, 138 and the 353 pass close by. Open spaces include Husseywell open space and The Knoll.



Ground Floor

Communal Entrance

Accessed via security entry phone system, stairs and lift to first floor, access to residents lounge and laundry room

First Floor

Hallway

Coved cornice, entryphone, pull cord alarm system, built in airing cupboard with hot water cylinder and storage above, built in storage cupboard

Living Room

4.07m x 3.44m (13' 4" x 11' 3") Double glazed window to front, deep window sill, coved cornice, E7 radiator, emergency pull cord system

Kitchen

2.16m x 1.89m (7' 1" x 6' 2") Coved cornice, wall and base units with drawers, sink with chrome mixer tap, integrated electric oven and hob, extractor hood, space for fridge/freezer, splashback tiling to walls

Bedroom

3.67m x 2.5m (12' 0" x 8' 2") Double glazed window to front, built in double wardrobe, E7 radiator, emergency pull cord system, coved cornice

Shower Room

2.05m x 1.88m (6' 9" x 6' 2") Corner cubicle with electric shower, low level w.c., wash hand basin with chrome taps and double storage cupboard under, extractor fan, wall heater, tiled walls

Resident's 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 with tea making facilities and microwave, communal laundry on the ground floor of the development with washer and dryer, door to communal garden.

Outside

Communal Garden

Residents patio area leading out from the communal lounge, communal gardens enjoying a sunny aspect, beautifully maintained grounds being mainly laid to lawn, mature trees and shrub borders, flower beds, residents storage shed, various residents seating areas.

Resident's Parking

Non-allocated residents 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 1 January 1986 - To be Confirmed

Maintenance

£4,947 Per Annum - To be Confirmed

Ground Rent

£150 Per Annum until 2035 increasing to £225 per annum upto 2050, £300 per annum upto 2085 then £375 per annum until the end of the lease - 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 B. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage