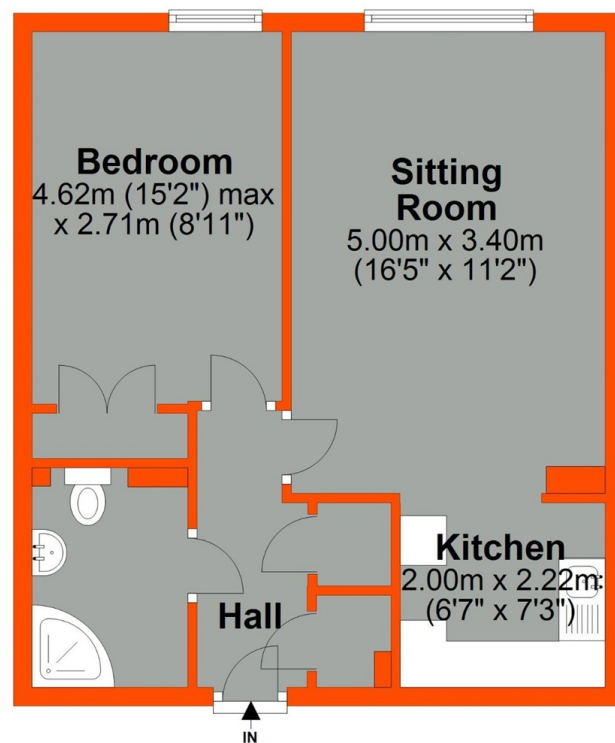


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Third Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 44.1 sq. metres (474.4 sq. feet)



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 65, Andorra Court, 151 Widmore Road, BROMLEY, BR1 3AE

**£80,000 Leasehold**

- Top (Third) Floor Retirement Flat
- Good Size Living Room
- Double Glazing
- Usual Communal Facilities

- One Bedroom
- Fitted Kitchen
- Long Lease
- Permitted Age 60+, EPC Rating C

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](http://www.proctors.london)





## Flat 65, Andorra Court, 151 Widmore Road, BROMLEY BR1 3AE

This is a top floor (Third) one bedroom retirement flat facing to the rear of the development and is offered to the market chain free. Accommodation comprises an entrance hall with cloaks/storage cupboard, a fitted kitchen with white gloss units that opens into a good size living room, a bedroom with built-in wardrobe and a shower room. The property offers sealed unit UPVC double glazing, electric heating via storage heaters and a call alarm system. The development itself is set within pleasant landscaped grounds and features various communal facilities including residents lounge, a laundry, and passenger lift. Residents must be 60 years or older.

### Location

Situated about half a mile from Bromley Town Centre. A Marks & Spencer Local and shops in Widmore Green are close at hand while bus stops are situated close by the development on Widmore Road providing access to Chislehurst, Eltham, Sidcup, Bexleyheath and for Bromley, Bromley North Station, Bromley South Station and Beckenham.



### Ground Floor

#### Communal Entrance Hall

Security Entrance Phone, carpeted stairs and lift to Second Floor.

### Second (Top Floor)

#### Hallway

Entrance phone, 2 built-in storage cupboards, alarm cord, storage heater.

#### Living Room

5.00m x 3.36m (16' 5" x 11') Double glazed window to rear, electric storage heater, opening to:-

#### Kitchen

2.19m x 2.06m (7' 2" x 6' 9") White gloss fitted wall and base units, work tops, stainless steel sink and drainer, space for fridge/freezer, electric cooker point.

#### Bedroom

4.09m plus wardrobes x 2.69m (13' 5" x 8' 10") Double glazed window to rear, fitted wardrobe.

#### Shower Room

Corner tiled shower cubicle with curved screen, Triton electric shower, hand basin with cupboards under, low level w.c., chrome ladder radiator, alarm cord.

### Outside

#### Communal Gardens

Well maintained communal gardens.

#### Tenure

Leasehold - Lease Term 189 years from 29/9/1983  
Service Charge - £2,852.90 per annum for current year  
Ground Rent - £300 per annum payable half yearly.

#### Council Tax

London Borough of Bromley Band C - £1733.07 per annum for 2024/25

