





## Flat 3 Hopton Court, Forge Close, Bromley, Kent BR2 7LP

This one bedroom GROUND FLOOR age restricted retirement flat is offered to the market with no onward chain and is within walking distance of Hayes High Street and mainline station and is situated next door to the Forge Close GP Surgery. Having a good size living room and fitted kitchen with beech effect base and wall units, as well as bathroom with shower cubicle, low level w.c. and heated towel rail. There is a security entry phone system, emergency alarm pull cords to most rooms, communal living room and kitchen/laundry room. The development has attractive, well kept communal grounds to the rear of the development with various seating areas and residents parking to the front.

### 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

#### Entrance

Storage cupboard housing water tank and shelves, additional storage cupboard with fuse box and shelves

#### Bathroom

2.19m x 1.90m (7' 2" x 6' 3") 2.19m x 1.90m (7' 2" x 6' 3") Low level w.c., ceramic sink with a two door cupboard beneath, heated chrome towel rail, shower cubicle with Triton Power shower and hand held shower attachment, sliding glass door, tiled walls, vinyl flooring

#### Bedroom

4.85m x 2.98m (15' 11" x 9' 9") Double glazed window to front, Dimplex electric heater, built in wardrobe with two doors and hanging/shelf space

#### Living Room

4.85m x 3.58m (15' 11" x 11' 9") Double glazed window to front, two Dimplex electric heaters

#### Kitchen

2.21m x 1.89m (7' 3" x 6' 2") Beech base and wall units with laminate work surfaces over, stainless steel sink and drainer with chrome mixer taps, Beko fitted, cooker with electric hob, space for free standing fridge/freezer, tiled splashback, vinyl flooring

### 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

£4,736.60 Per Annum - To be Confirmed

### Ground Rent

£150 per annum increasing to £225 per annum on 31st December 2035, increasing to £300 per annum on 31st December 2060, increasing to £375 per annum from 31st December 2085 for the remainder of the term - 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. 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)