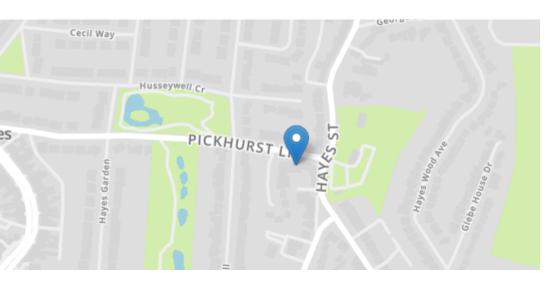
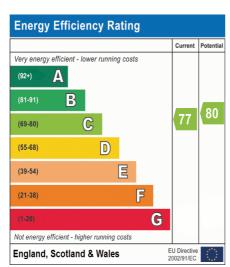
West Wickham Office

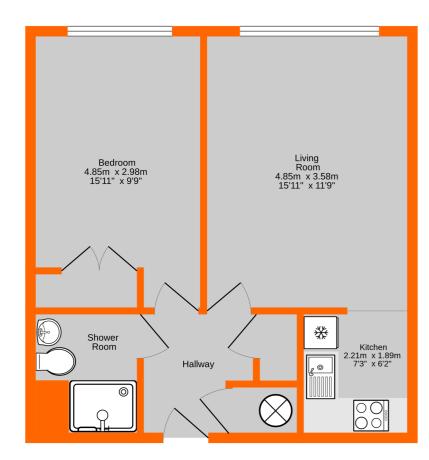
- 318 Pickhurst Lane, West Wickham, BR4 OHT
- **2** 020 8460 7252
- westwickham@proctors.london







Ground Floor 45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA: 45.9 sg.m. (494 sg.ft.) approx

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.



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

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

£150,000 Leasehold

- Chain Free.
- One Bedroom Ground Floor.
- Communal Residents Facilities.
- Entry Phone System.

- Updated Shower Room.
- Close To Shops/Station.
- Bright Living Room.
- Close To Bus Services & Hayes.



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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 o the development with various seating ares 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 Residents patio area opening on to communal 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 £4,736.60 Per Annum - To be Confirmed hob, space for free standing fridge/freezer, tiled splashback, vinyl flooring

Residents Communal Facilities

large residents lounge with seating area and annum on 31st December 2035, increasing to double doors leading to the communal garden, £300 per annum on 31st December 2060, residents kitchenette and communal laundry increasing to £375 per annum from 31st on the ground floor of the development.

Outside

Residents Communal Gardens

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

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

125 years from 1986 - To Be Confirmed



Ground Rent

Residents Facilities at Hopton Court include a £150 per annum increasing to £225 per 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/counciltax/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-

checker.ofcom.org.uk/en-gb/mobile-coverage