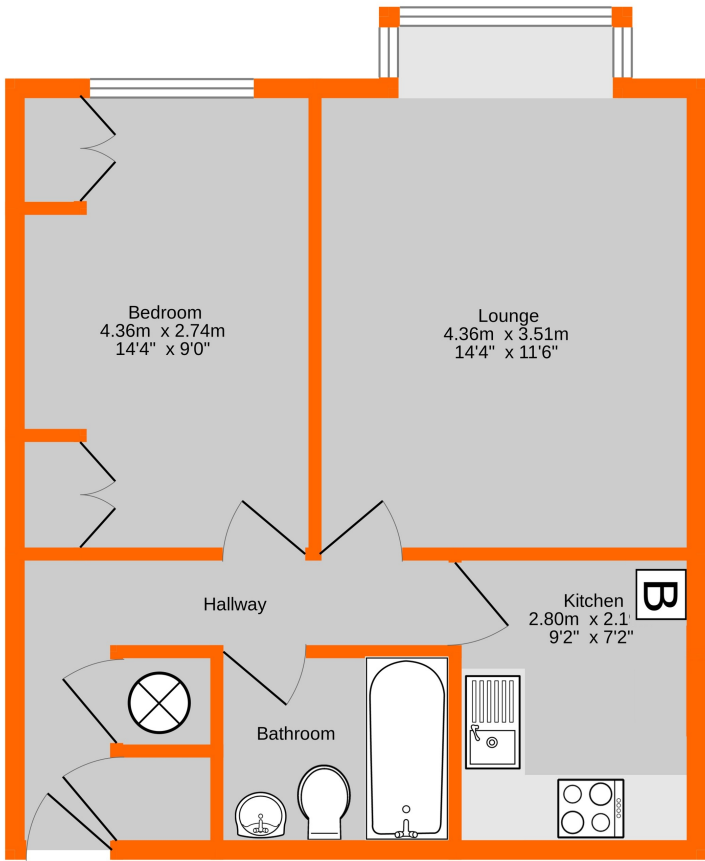




First Floor Flat  
45.4 sq.m. (489 sq.ft.) approx.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 75        |
| (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                     |         |           |



TOTAL FLOOR AREA : 45.4 sq.m. (489 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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)



George Proctor & Partners trading as Proctors



Viewing by appointment with our Bromley Office - 020 8460 4166

47 Andace Park Gardens Widmore Road, Kent, BROMLEY BR1 3DH  
**£240,000 Leasehold**

- One Bedroom Ground Floor Flat
- Communal Gardens & Facilities
- Double Glazed & Central Heating
- Refurbishment Required
- Chain Free
- Residents Swimming Pool
- Close To Bromley High Street
- Allocated Parking Space

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

## 47 Andace Park Gardens Widmore Road, Kent, BROMLEY BR1 3DH

Offered to the market CHAIN FREE, is this ground floor purpose built apartment situated within a popular complex with outdoor communal swimming pool and beautifully kept communal grounds. The flat is in need of some cosmetic updating. The property benefits from timber double glazed windows and has gas fired central heating. Large lounge, fitted kitchen, double bedroom with built in wardrobes and white bathroom suite. Outside there is an allocated parking space. Andace Park is a sought after block in a central location with communal facilities that include a heated outdoor swimming pool, gymnasium, sauna, laundry, and function room for the private use of residents.

### Location

Conveniently situated for easy access to Bromley Town Centre with its large selection of shops, leisure centre and library. Bromley South station serving London Victoria and Bromley North station which serves Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bus routes pass by the property connecting the local area.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and lift to first floor, hard wood door into:-

#### Entrance Hall

L-Shape, security entry phone system, built in cupboard housing hot and cold water tanks, storage cupboard.

#### Lounge

4.34m x 3.47m (14' 3" x 11' 5") Double glazed timber bay window to rear, radiator.

#### Kitchen

2.67m x 2.2m (8' 9" x 7' 3") Range of fitted wall and base units, worktops over, stainless steel sink and mixer tap, space for washing machine and fridge, electric oven, electric hob, extractor hood, wall mounted Vailant boiler, tiled flooring.

#### Bedroom

2.77m x 4.33m (9' 1" x 14' 2") Double glazed timber window to rear, radiator, built in wardrobes to one wall.

#### Bathroom

2.05m x 1.69m (6' 9" x 5' 7") White bath, chrome bath shower mixer, wall mounted electric shower, low level w/c, pedestal wash hand basin, extractor, tiled walls and flooring.

### Outside

#### Parking Space

Parking space for one car.

#### Communal Gardens

Well kept communal garden to the rear of the development with swimming pool and residents room.

### Additional Information

#### Lease

Lease Term: 189 years from and including 25 March 1986

Term Remaining: 149 years - TBC

#### Maintenance

Service Charges approx. £2606.96 - TBC

#### Ground Rent

TBC

#### Council Tax

London Borough of Bromley Band C  
For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Broadband and Mobile

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

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

#### Agents Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.