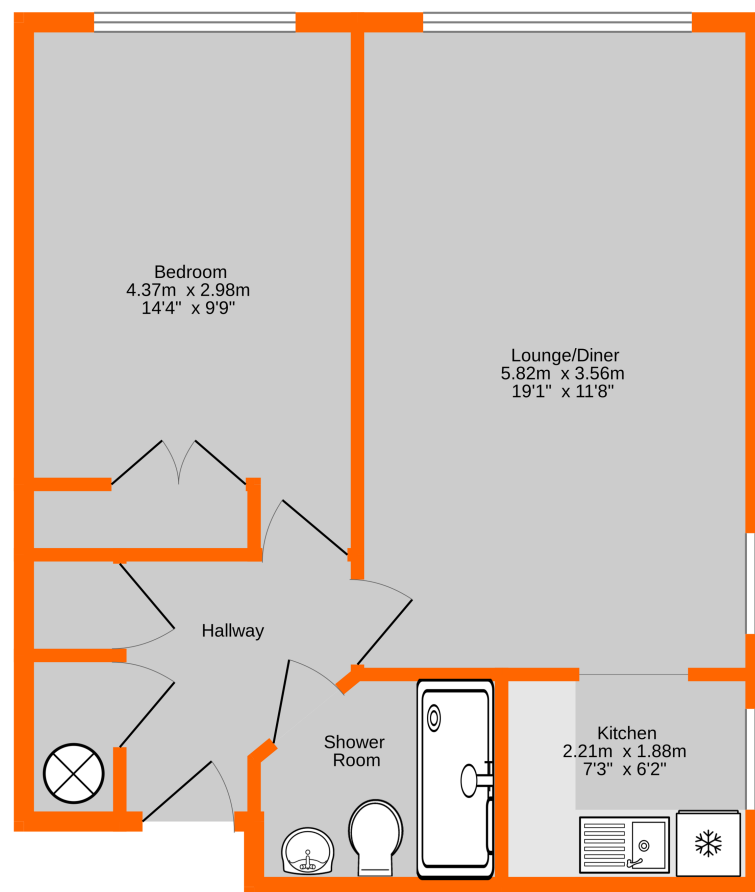


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 49.3 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 49.3 sq.m. (531 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023

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



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

Flat 5 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP £135,000 Leasehold

- Ground Floor Retirement Flat.
- Generous 19 ft Living Room.
- One Bedroom With Built In Storage.
- Popular Location With Residents Facilities.
- Communal Gardens & Facilities.
- Next Door To Doctors Surgery.
- Close To Local Shops & Bus Routes.
- Offered Chain Free.

Flat 5 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, GROUND FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO HAYES. Offered to the market chain free is this larger than average ground floor, one bedroom purpose built retirement flat, forming part of this popular development, adjacent to a doctors surgery. Positioned on the corner of the development overlooking the communal gardens to the front, the property has a generous large living room, kitchen with fitted wall and base units and updated three piece suite shower room. This popular development has a security entry phone system, onsite residents warden, emergency pull cord alarm system in most rooms, residents communal living room and kitchen/laundry room. Outside are attractive communal gardens to the rear with various seating areas and some unallocated residents parking bays to the front. Situated close to bus routes, a selection of good local shops, and train services from Hayes and popular local parks including The Knoll and Husseywell open space. Hayes library is a short walk away.

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 all floors, wardens office

Hallway

Hardwood door, built in storage cupboard housing meters, airing cupboard housing cold water tank and hot water cylinder, entry phone system, coved cornice

Lounge/Diner

5.81m x 3.55m (19' 1" x 11' 8") Double glazed window to front, double glazed window to side, two electric radiators, coved cornice, emergency pull cord, archway to:

Kitchen

2.20m x 1.89m (7' 3" x 6' 2") Double glazed window to side, range of white fitted wall and base units with laminate work surfaces over, stainless steel sink with a chrome mixer tap, space for fridge/freezer, part tiled walls, flooring as laid, space for portable electric cooker, coved cornice

Bedroom

4.36m x 2.97m (14' 4" x 9' 9") Double glazed window to front, built in double wardrobes with hanging space and storage, coved cornice, electric radiator, emergency pull cord

Shower Room

Updated shower cubicle with wall mounted shower, low level w.c., wash hand basin with mixer tap, part tiled walls, extractor fan, wall heater, double storage cupboard, extractor fan, emergency pull cord

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 and communal laundry on the ground floor of the development.

Outside

Communal Residents 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

Resident's 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 1st January 1986 - To Be Confirmed

Maintenance

£4,949.84 Per Annum - To Be Confirmed

Ground Rent

£150.00 Per Annum - To Be confirmed

Agents Note

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

Council Tax

London Borough of Bromley - Band C