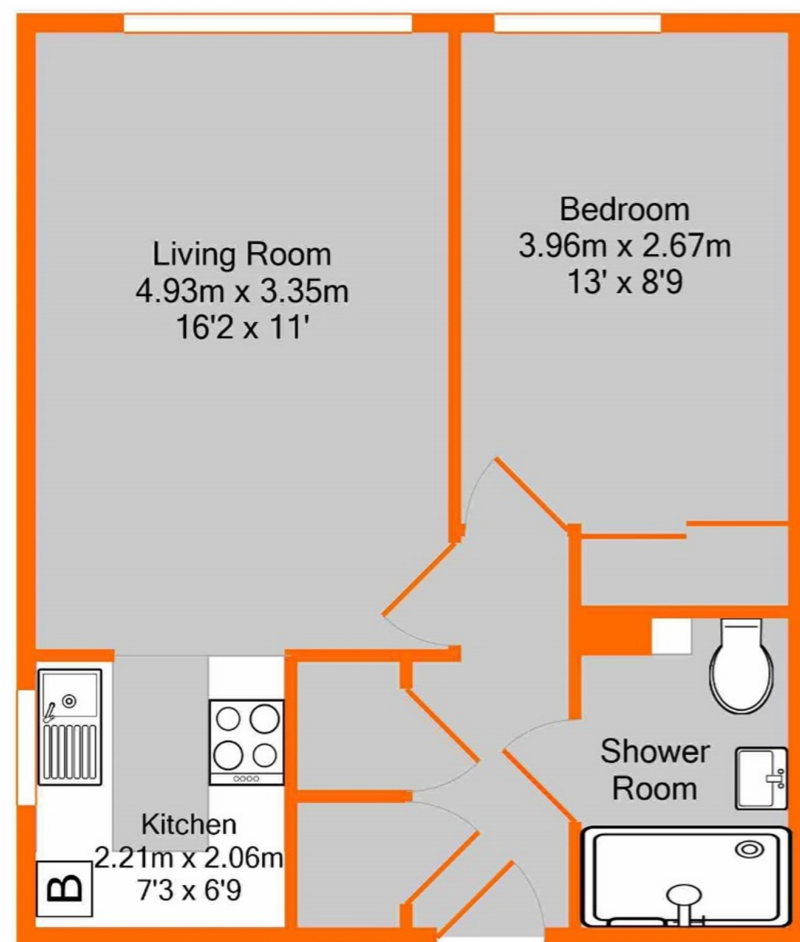


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Approx. Floor Area 42.9 Sq.M. (461 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022

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

Flat 16, Gable Lodge, Beckenham Road, West Wickham, Kent BR4 0QT
£135,000 Leasehold

- One Bedroom Retirement Flat.
- Near West Wickham Station.
- Kitchen With Oven & Hob.
- Various Communal Facilities.
- 0.3 Mile From High Street.
- 16' 2" Living/Dining Room.
- White Suite Shower Room.
- Gas Fired Heating With Radiators.

Flat 16, Gable Lodge, Beckenham Road, West Wickham, Kent BR4 0QT

One bedroom first floor age restricted retirement flat about 0.3 OF A MILE FROM WEST WICKHAM HIGH STREET and a short walk from WEST WICKHAM STATION. Bedroom with a fitted wardrobe and re-appointed white suite shower room. 16'2" x 11' living/dining room with an opening to the kitchen, with a double glazed window, wood effect fitted units and drawers, granite effect work surfaces, a built in Neff electric oven and ceramic hob. Gas fired heating with radiators via a Worcester boiler and double glazing. Various communal facilities including residents lounge with kitchen, laundry room, guest suite and communal grounds, laid mainly to lawn with a paved terrace. Communal parking to the front of the block. Lift service, entry phone system and alarm pull cords. The flat has been re-decorated (August 2022) and there are new carpets to the living room, bedroom and hallway. The vendor informs us they are in the process of extending the lease.

Location

Gable Lodge is in the section of Beckenham Road near the junction with Red Lodge Road and is a short walk from West Wickham Station, Leisure Centre and local shops at the junction of Red Lodge Road. West Wickham High Street offers some national stores including a Sainsbury's and Marks and Spencer's supermarkets, other local shops, restaurants and banks. Bus services pass along Beckenham Road and Station Road.



First Floor

Entrance

Via entry phone and communal outer door with carpeted communal hallway and staircase or lift to own front door on the first floor

Hallway

3.00m x 1.17m (9' 10" x 3' 10") Two storage cupboards one housing the consumer unit, alarm pull cord/entry phone handset, radiator

Bedroom

3.96m x 2.67m (13' plus wardrobe 0.61m 2' 0" deep x 8' 9") Double glazed side window, coving, radiator, fitted wardrobe with two sliding doors, alarm pull cord

Shower Room

2.34m x 1.65m (7' 8" x 5' 5") White suite of low level w.c. and rectangular wash basin with a chrome mixer tap having a white double cupboard beneath, tiled shower with a white double shower tray, a chrome wall mounted shower and glass screen, tiled walls, chrome ladder style radiator, extractor fan, alarm pull cord

Living/Dining Room

4.93m x 3.35m (16' 2" x 11') Double glazed side window, double radiator, coving, alarm pull cord, opening to:

Kitchen

2.21m x 2.06m (7' 3" x 6' 9") Double glazed rear window, Worcester wall mounted boiler, wood effect fitted wall and base units and drawers, Neff stainless steel electric oven and a ceramic hob, spaces for fridge and freezer beneath the granite effect work surface, stainless steel sink and drainer with a chrome mixer tap

Outside

Communal Grounds

Laid mainly to lawn with communal paved terrace off the communal living room

Communal Facilities

Lift to all floors, residents lounge with kitchen, guest suite and laundry room all to the ground floor

Communal Parking

To front of block

Additional Information

Lease

139 Years from 29 September 1984 - To be Confirmed

Maintenance

£3,817.68 April 2023 to March 2024 - To Be Confirmed

Ground Rent

A new ground rent of £150.00 per annum to be reviewed every 15 years in line with the change in the Retail Price Index (RPI). On each rent review date the revised rent would be higher of (1) the annual passing rent adjusted in line with RPI or (2) the rent payable immediately prior to such rent review date - 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

