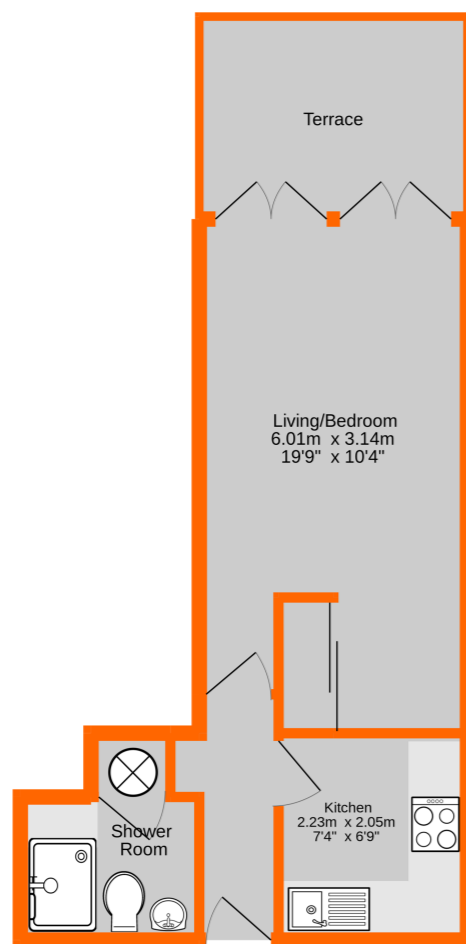


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



TOTAL FLOOR AREA : 30.3 sq.m. (326 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix G2022



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

## 23 Heydon Court, 5 Deer Park Way, West Wickham, Kent BR4 9QP £114,000 Leasehold

- Ground Floor Retirement Flat.
- White Suite Shower Room.
- Terrace Off Living/Bedroom.
- Wardrobe To Bed Area.
- Kitchen With Oven & Hob.
- Various Communal Facilities.
- 19' 9" Living/Bedroom.
- Near Buses and Local Shops.

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 MAP Limited 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 Rent4sure Limited 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



## 23 Heydon Court, 5 Deer Park Way, West Wickham, Kent BR4 9QP

CHAIN FREE ground floor studio retirement flat, with two sets of double glazed doors from the living room/bedroom to the 11' 6" x 7' 9" paved terrace and situated near shops at the junction of Tiepigs Lane and Addington Road. About 0.5 of a mile from shops and Hayes Station in Station Approach. 19' 9" (max) living room/bedroom with mirror fronted double wardrobe to the bed area, kitchen with white fronted fitted units and drawers, white laminate work surfaces, stainless steel electric oven and Candy electric hob. White suite shower room with a tiled shower having a Triton shower. Heating provided via Dimplex electric storage radiators and Dimplex electric warm air heaters, entryphone system, lift and communal lounge with kitchen to ground and first floor. Laundry rooms, communal parking to the front and communal gardens with a paved terrace to the rear of the development.

### Location

Heydon Court is at the end of Deer Park Way off Tiepigs Lane. There are shops at the junction of Addington Road and Tiepigs Lane. Hayes Station and shops in Station Approach are about 0.5 of a mile away. There are further shops in Coney Hall. Bus services pass along Addington Road and Bourne Way. Bromley High Street and Bromley South station are about 2.3 miles away.



### Ground Floor

#### Communal Entrance

Via entryphone and communal outer door with carpeted communal hallway to own front door on the ground floor

#### Hallway

2.67m x 0.99m (8' 9" x 3' 3") Tunstall entryphone handset, alarm pull cord, high level double cupboard housing fuse box and electric meter, coving

#### Living Room/Bedroom

6.01m reducing to 4.4m (14' 5") x 3.14m (19' 9" x 10' 4") Two sets of double glazed double doors to own paved terrace, two Dimplex electric storage radiators, two alarm pull cords, double wardrobe with two mirror fronted sliding doors, coving

#### Terrace

3.5m x 2.36m (11' 6" x 7' 9") Paved terrace, hedges to three sides

#### Kitchen

2.23m x 2.05m (7' 4" x 6' 9") Appointed with white fitted wall and base units and drawers, white laminate work surface, Leisure stainless steel sink and drainer with a chrome mixer tap, stainless steel electric oven and Candy electric hob with an extractor unit above, wall tiling between wall units and work surface, Dimplex warm air heater, alarm pull cord, space for fridge beneath work surface

#### Shower Room

1.88m x 1.64m (6' 2" x 5' 5") White suite of pedestal wash basin and low level w.c., white tiled shower with a Triton shower, white shower tray, sliding door and shower screens, white tiled walls, extractor fan, Dimplex electric warm air heater, alarm pull cord

### Outside

#### Communal Gardens

Paved terrace to rear of ground floor residents lounge, laid mainly to lawn with shrub borders

#### Parking

Communal parking to front

#### Communal Facilities

Communal lounge with kitchen to ground and first floor, laundry rooms

### Lease Details

#### Lease

125 Years from 1987 - To Be Confirmed

#### Maintenance

£3,664.41 - 26/3/2023 to 25/3/2024 - To Be Confirmed

#### Ground Rent

£150 per annum rising during the third period of twenty five years of the term of the lease to £225 per annum, during the fourth period of twenty five years of the term to £300 per annum and during the remainder of the term to £375 per annum - To Be Confirmed by our client

#### 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 A