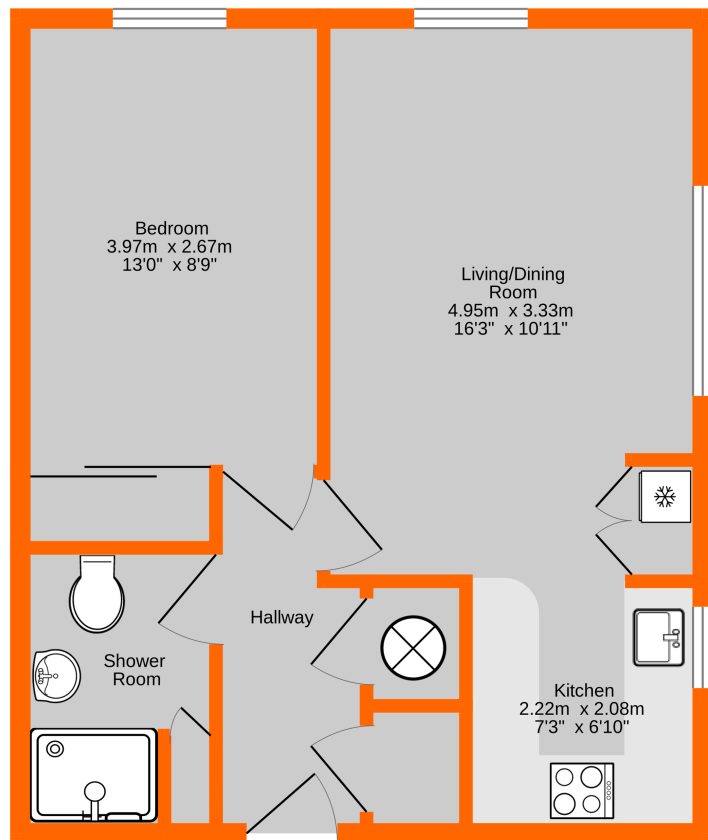


Ground Floor Flat  
43.3 sq.m. (466 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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 : 43.3 sq.m. (466 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## Flat 10 Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP Chain Free £150,000 Leasehold

- Ground Floor Retirement Flat.
- Bedroom With Fitted Wardrobe.
- Communal Resident's Facilities.
- Communal Grounds & Gated Parking.
- Reappointed Kitchen With Oven & Hob.
- White Suite Shower Room.
- Double Aspect Living/Dining Room.
- Extended Lease 159 years from 1987.



## Flat 10 Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP

CHAIN FREE one bedroom ground floor purpose built retirement flat, at the rear of this popular age restricted development and within walking distance of local shops on Glebe Way at Coney Hall. The 16' 3" x 10' 11" living/dining room has double glazed windows to the rear and side and from this room there is an opening to the beautifully reappointed kitchen, with cream fitted units and drawers, granite work surfaces, a Zanuzzi electric oven and ceramic hob. Bedroom with double fitted wardrobe having two sliding doors and white suite shower room with a tiled shower having an Aqualisa Aquastream shower. The flat has electric heaters and storage radiators and is double glazed. Tunstall entry phone security system and alarm pull cords to the rooms. Residents communal lounge with kitchenette and double glazed patio doors to the paved terrace. Communal grounds, laid mainly to lawn and gated residents parking to one end of the development. Lift service and laundry room to the first floor. New carpet December 2024 to the hallway, bedroom and living room. Extended lease 159 years from March 1987.

### Location

Priory Lodge is at the junction of Addington Road and Glebe Way and is therefore a short walk from shops and bus services at Coney Hall. Bus services pass along Glebe Way to West Wickham High Street, about 0.8 of a mile away, with a Sainsbury's and Marks and Spencer supermarkets, other shops, restaurants and coffee shops. Hayes Station and shops in Station Approach are about 0.8 of a mile away. Bromley High Street with The Glades shopping centre and Bromley South station is about 2.6 miles away. West Wickham station is about 1.2 miles away.



### Ground Floor

#### Communal Entrance

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

#### Hallway

3.06m x 1.22m (10' 0" x 4' 0") Creda electric storage radiator, airing cupboard housing hot and cold water tanks, Tunstall entry phone handset/alarm pull cord, storage cupboard

#### Living/Dining Room

4.95m x 3.33m (16' 3" x 10' 11") Double glazed side and rear window, Dimplex electric heater, alarm pull cord, opening to kitchen with integrated Electrolux fridge/freezer and tall shelved unit with two doors

#### Kitchen

2.22m x 2.08m (7' 3" x 6' 10") Double glazed side window, reappointed with cream fitted wall and base units and drawers, granite work surfaces with a drainer cut into the granite, stainless steel sink and chrome mixer tap, integrated Zanuzzi electric oven, Zanuzzi ceramic hob and Electrolux extractor unit above, cream wall tiling between wall units and work surface, magic corner unit

#### Bedroom

3.97m plus wardrobe x 2.67m (13' 0" x 8' 9") Double glazed rear window, Creda electric storage radiator, double fitted wardrobe with two sliding doors, alarm pull cord

#### Shower Room

2.34m x 1.68m (7' 8" x 5' 6") White suite of low level w.c., wash basin with a chrome mixer tap and white double cupboard beneath, chrome electric towel rail, tiled shower with an Aqualisa Aquastream wall mounted shower, white shower tray, sliding door and shower screen, linen cupboard with two slatted shelves, alarm pull cord, tiled walls

#### Communal Facilities

Communal lounge with communal kitchenette and double glazed patio doors to paved terrace, residents laundry room to first floor and a guest suite, which can be booked in advance for a fee

### Outside

#### Communal Gardens

Well maintained communal gardens to the front and the rear of the development, laid mainly to lawn with shrub borders

#### Parking

Gated residents parking to one end of the building off Glebe Way

### Additional Information

#### Lease

Extended Lease - 159 years from 25th March 1987 - To Be Confirmed We are informed the ground rent will remain the same as stated in the original lease until the original expiry date in March 2086. We are informed the Ground Rent in the extended term will be reduced to a peppercorn - To be confirmed

#### Maintenance

£3,344 from April 2024 - March 2025 - To Be Confirmed

#### Ground Rent

From 25/3/2012 £225.00 Per Annum, from 25/3/2037 £300.00 Per Annum, From 25/3/2062 to March 2086 £375.00 per annum - 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/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/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-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)