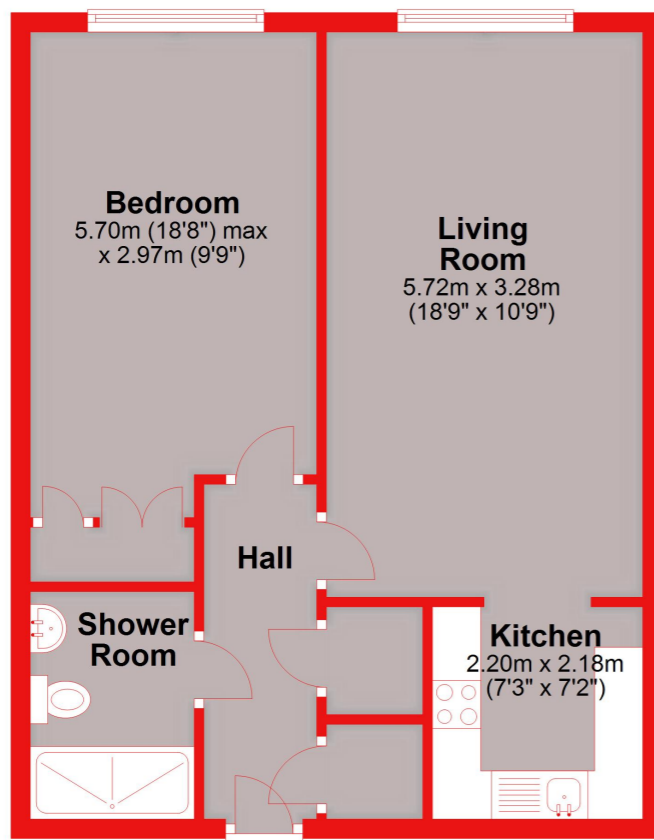




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**First Floor**  
 Approx. 51.4 sq. metres (552.7 sq. feet)



Total area: approx. 51.4 sq. metres (552.7 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

**Flat 15, Kendall Lodge Willow Tree Walk, Bromley, Kent, BR1 3LJ**

**£107,500 Leasehold**

- Warden Assisted Retirement Flat
- One Bedroom with Fitted Wardrobe
- Double Glazing
- Close to Town Centre
- First Floor, Lift
- Shower Room
- Usual Communal Facilities
- Permitted Age 60+, EPC Rating C

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)



## Flat 15, Kendall Lodge Willow Tree Walk, Bromley, Kent BR1 3LJ

Situated close to the town centre, this first floor warden assisted retirement flat is situated to the front of this popular development. Accommodation comprises, a hallway with large walk-in storage cupboard, one bedroom with fitted wardrobes, a good size living room opening to the fitted kitchen with built-in oven and hob and a shower room. There is sealed unit double glazing, electric heating via storage heaters and an alarm call system. Communal facilities include, a communal lounge, a laundry room, a hobby/games room, a lift and a guest room for overnight stays.

### Location

Conveniently situated for access to Bromley North Railway station and Bromley Town Centre, with its excellent shopping facilities including the Glades shopping mall. A Marks and Spencer local store is nearby in Widmore Road.



### First Floor

#### Entrance Hall

Cupboard housing lagged hot water tank and cold storage tank above, shelving, large built-in storage cupboard with shelving, Dimplex storage heater, Alarm cord.

#### Living Room

5.72m x 3.28m (18' 9" x 10' 9") Double glazed casement windows to front, with blinds, Dimplex storage heater, alarm cord, opening to:-

#### Kitchen

2.20m x 2.18m (7' 3" x 7' 2") Fitted wall and base units, work tops, stainless steel sink and drainer, Stoves ceramic hob and built-in oven, cooker hood, plumbing for washing machine, space for fridge/freezer, tiled splash back.

#### Bedroom

5.70m max x 2.97m (18' 8" x 9' 9") Double glazed casement windows to front with blinds, built-in wardrobes, Dimplex storage heater, alarm cord.

### Shower Room

Tiled shower cubicle with sliding door, pedestal hand basin, low level w.c., tiled walls, light and shaver point, heated towel rail, Dimplex fan heater.

### Outside

#### Communal Gardens

Well maintained grounds to rear with seating.

### Tenure

Leasehold - Each time a property is sold in this development, the purchasers are granted a new 99 year lease on completion. Maintenance Charge - Currently £277.95 per month.

NB Purchasers will be buying a 100% interest in the leasehold property. However, the lease only allows the property to be bought and sold for a resale value of 70% of the full market value. The development forms part of a government scheme intended to allow Sheltered Accommodation to be more affordable to Elderly people and therefore the property is always sold at a sub-market value.

Under the terms of the lease, Hyde Housing Association has to approve any prospective purchaser and potential purchasers must be aged 60 years or over and retired. All prospective purchasers are required to pay a £500 reservation fee to Hyde Housing which is credited onto the service charge account on completion of the sale.

### Additional Information

Council Tax - London Borough of Bromley Band C £1733.07 for 2024/25