

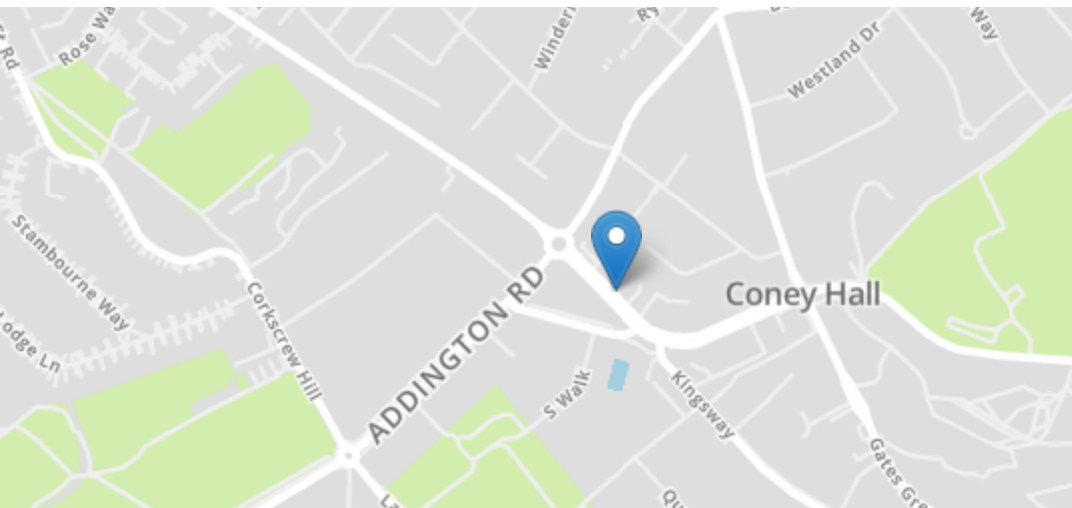
West Wickham Office

318 Pickhurst Lane, West Wickham, BR4 0HT
020 8460 7252
westwickham@proctors.london

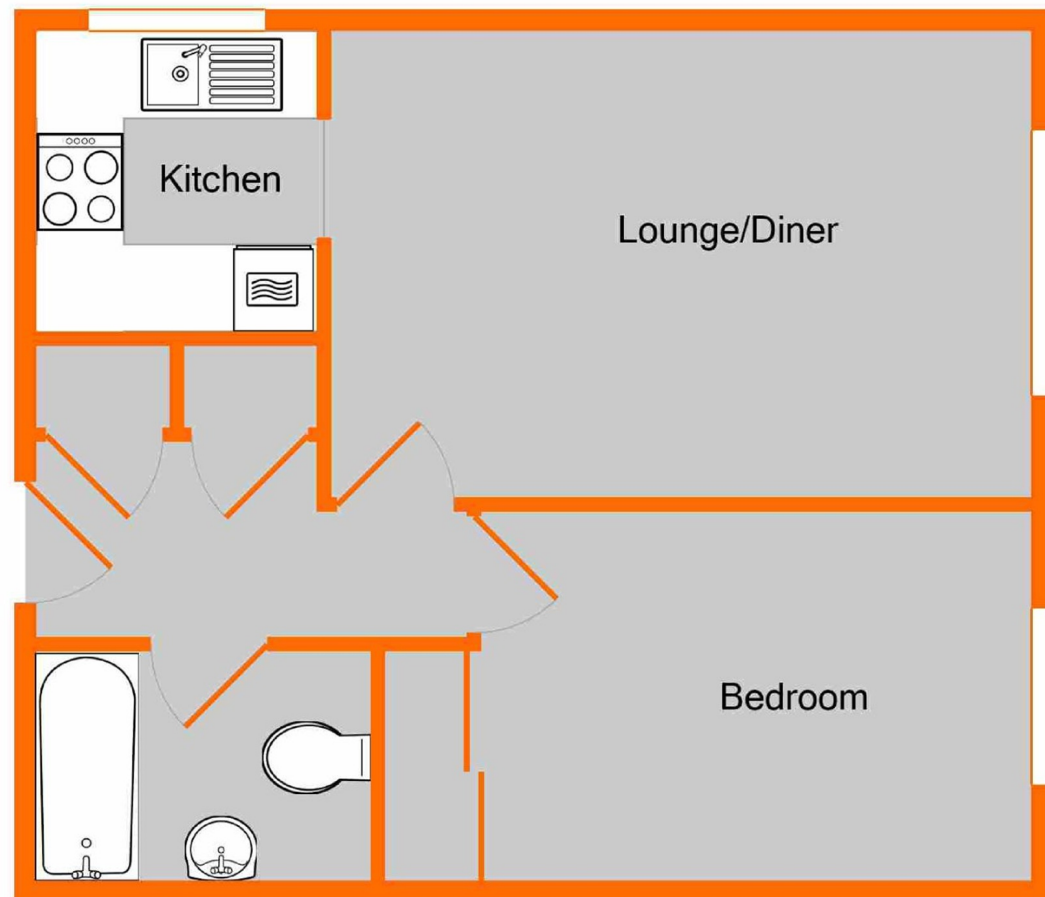


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total Approx. Floor Area 466 Sq.Ft. (43.3 Sq.M.)
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.
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For further details please visit our website - www.proctors.london



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

Flat 24 Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP
£150,000 Leasehold

- 1st Floor Retirement Flat With Lift.
- Fitted Wardrobes And Storage.
- Popular Development Near Shops.
- Double Glazed Windows.
- Located At The Rear Of The Building.
- Communal Residents Facilities.
- Updated Kitchen With Cream Gloss Units.
- Reappointed Shower Room.

Flat 24 Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP

ONE BEDROOM FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO SHOPS AND BUS ROUTES. Well presented warden assisted, one bedroom purpose built retirement flat situated on the first floor and to the rear of this popular age restricted development. The living room measures 16'2" x 10'11" and overlooks the rear communal garden, whilst the recently re-fitted kitchen has cream high gloss fronted units and a built in high level oven. The double bedroom has a built-in double wardrobe with ample hanging and storage space, and also overlooks the rear communal gardens. Reappointed new shower room with a walk in shower, ceramic sink with a two door cupboard beneath and low level W.C. The flat is just a short walk from local shops, bus services and local doctors surgery. West Wickham High Street with a large selection of shops, supermarkets and post office is three quarters of a mile away. The development offers passenger lift service, emergency pull cords, residents communal lounge with kitchenette, well kept communal grounds, laundry room and residents parking. The development also offers many social events that take place throughout the year.

Location

Priory Lodge is situated at the junction of Addington Road and Croydon Road and is just a short walk from shops and restaurants and buses on Croydon Road, Coney Hall. West Wickham High Street with some national stores including Sainsburys and Marks and Spencers Supermarkets and other shops, restaurants and banks are about three quarters of a mile away. Hayes station and shops in Station Approach, Hayes are also about three quarters of a mile away.



Ground Floor

Communal Entrance

via entryphone and communal front door, carpeted hallway and staircases with lift to first floor, security entry phone system, residents seating area

First Floor

Entrance Hall

Private door into flat, access to loft space, large built in storage cupboard housing electric meters, storage shelves and hanging rail, airing cupboard with additional storage housing hot water cylinder, pump, cold water tank, security entry phone system, emergency control handset two way communication, storage heater

Living Room

4.93m x 3.33m (16' 2" x 10' 11") Double glazed window to rear over looking the communal gardens to the rear of the development, electric storage heater, emergency pull cord system, doorway to:

Kitchen

2.18m x 2.06m (7' 2" x 6' 9") Beautifully re-fitted units with double glazed window to side, range of cream high gloss wall and base units with stainless steel single bowl and drainer, drawer unit, wood effect laminate worksurfaces over, tiled splashback, high level Bosch stainless steel electric cooker with grill and 4-ring electric hob, space for fridge freezer, stainless steel extractor hood, vinyl flooring

Double Bedroom

3.91m x 2.67m (12' 10" x 8' 9") double glazed window to rear over looking the rear communal gardens, electric storage heater, built in double storage cupboard with hanging rails and additional storage with sliding doors

Shower Room

White suite of walk in shower, ceramic sink with chrome mixer tap and two door cupboard beneath, low level w.c., part tiled walls, electric chrome heated towel rail, extractor fan, vinyl flooring, emergency pull cord system

Communal Facilities

Priory Lodge offers additional residents facilities including a large communal lounge with communal kitchenette, residents laundry room and guest suite which can be booked in advanced for a fee. The development enjoys a varied social aspect with many functions and events taking place throughout the year.

Outside

Communal Gardens

Well maintained communal gardens are located to both the front and the rear of the development, being mainly laid to lawn with shrub borders.

Parking

Secure gated residents parking can be found at the side of the building located off Glebe Way.

Additional Information

Lease

139 years from March 1987. To Be Confirmed.

Ground Rent

£225 per annum payable up to 24/3/2037, rising to £300 per annum until 24/3/2062 Ad Infinitum - To Be Confirmed

Maintenance

£3,205 Per Annum - To Be Confirmed

Agents Note

Details of lease, ground rent and maintenance should be checked via 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

Utilities

Mains - Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage