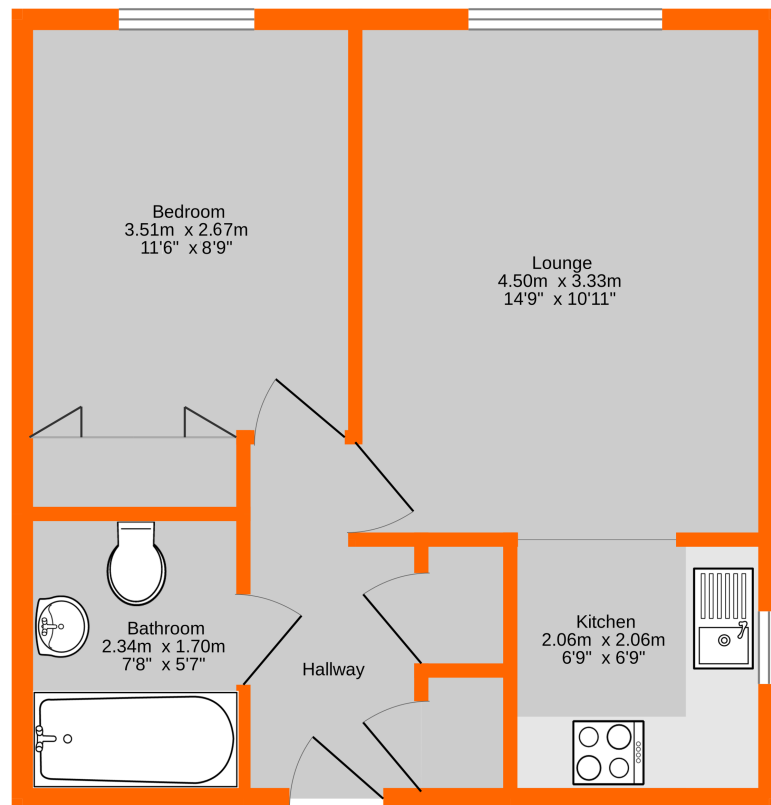




First Floor Flat  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 41.9 sq.m. (451 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.  
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For further details please visit our website - [www.proctors.london](http://www.proctors.london)



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

## Flat 14 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent, BR4 0LY

### Chain Free £135,000 Leasehold

- Age Restricted Retirement Flat.
- Beautifully Kept Communal Gardens.
- Double Glazed & Electric Heating.
- Residents Lounge & Guest Room.
- One Bedroom With Wardrobes.
- Offered Chain Free.
- Walking Distance To Amenities.
- Vendor Currently Extending Lease.



## Flat 14 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent BR4 0LY

CHAIN FREE AGE RESTRICTED RETIREMENT FLAT MOMENTS WALK FROM WEST WICKHAM HIGH STREET, one bedroom first floor situated within the popular Chatsworth Lodge, just a short walk away from West Wickham High Street and West Wickham Station, McAndrew recreation ground and West Wickham bowling club. Approached via a welcoming communal entrance, the property has a lift service to all floors with a residents lounge, laundry room and guest suite for visiting family. Internally the property has a hallway with ample storage and security pull cord alarm system, bright lounge with newly laid carpet, newly fitted kitchen with quartz work surfaces, white high gloss wall and base units, new Hotpoint oven and electric hob and space for appliances. Double bedroom with built in double wardrobe and bathroom. Benefits include double glazing, electric heating, residents parking bays and beautifully maintained rear communal gardens. There is emergency alarm pull cords throughout the property. A selection of bus routes pass by the communal doors and High Street. The vendor informs us he is currently in the process of extending the lease.

### Location

Situated within a stones throw of West Wickham High street with a wonderful selection of independent shops, restaurants, Post Office, Library and Leisure Centre (currently being refurbished). West Wickham Station with connections into Lewisham for the DLR and Central London is a short walk away, around 0.4 of a mile. Local supermarkets including Sainsburys, Lidl and Marks & Spencer are situated on the high street. Bus routes pass along Wickham Court Road directly outside of the development and run along the High Street. Outdoor recreational facilities including the leisure centre are close by to the property.



### Ground Floor

#### Communal Entrance

Carpeted communal entrance, wardens office, residents seating area, stairs and lift to first floor, private door to:

#### First Floor

##### Entrance Hall

Built in storage cupboard, separate airing cupboard, emergency pull cord alarm system, electric heater

##### Lounge

4.49m x 3.32m (14' 9" x 10' 11") Double glazed window to front, coved cornice, feature fireplace with wooden surround, wall lights, entryphone system handset, emergency alarm pull cord, newly fitted carpet, electric heater, door to:

##### Kitchen

2.06m x 2.06m (6' 9" x 6' 9") Double glazed window to side, newly fitted high gloss white wall and base units, drawers with quartz work surfaces over, stainless steel sink with chrome taps, splashback tiling, wall heater, with new Hotpoint electric hob and oven and fridge to remain along with new hardwood herring bone flooring.

##### Bedroom

3.51m x 2.67m (11' 6" x 8' 9") Double glazed window to front, coved cornice, built in wardrobes with hanging space and storage above, electric radiator, emergency alarm pull cord system

##### Bathroom

2.34m x 1.69m (7' 8" x 5' 7") Panelled bath with chrome taps, electric wall mounted shower, pedestal wash hand basin with chrome taps, low level w.c., tiled walls, chrome heated towel rail and wall heater

##### Resident's Facilities

Residents lounge with various seating areas which opens out onto the communal gardens, residents laundry room, guest suite for visiting family members

### Outside

##### Resident's Parking

Non-allocated parking to the front of the development

##### Communal Gardens

Well kept communal gardens located to the rear of the development with various seating areas

### Additional Information

#### Lease

Our client is arranging a lease extension and is in the process of increasing the current lease term to 189 years from 25th March 1988 - To Be Confirmed

#### Maintenance

£4,055.40 for 2023/24 To be confirmed

#### Ground Rent

£225 Per Annum increasing to £300 Per Annum from 25th March 2038, thereafter increasing to £375 per annum from 25th March 2063 - 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)