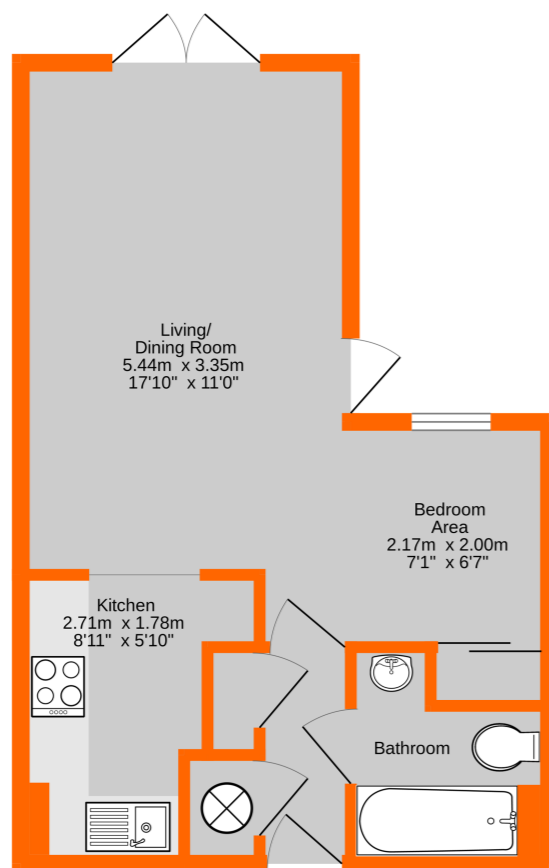




38.0 sq.m. (409 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78

I, Scotland & Wales EU Directive 2002/91/EC



TOTAL FLOOR AREA : 38.0 sq.m. (409 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

Flat 6 Heydon Court, 5 Deer Park Way, West Wickham, Kent BR4 9QP £115,000 Leasehold

- Ground Floor Retirement Flat.
- Terrace Off Living/Dining Area.
- Wardrobe To Bed Area.
- Various Communal Facilities.
- L shape Living/Bedroom.
- Kitchen With Oven & Hob.
- Champagne Coloured Bathroom Suite.
- 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



Flat 6 Heydon Court, 5 Deer Park Way, West Wickham, Kent BR4 9QP

Chain Free ground floor studio retirement flat having an L shape living/bedroom, with the living/dining area being about 17' 10" long and having a double glazed door to a triangular shaped terrace and double glazed doors to a further small area of lawn. About 0.5 of a mile from Hayes Station and shops in Station Approach. Off the living room is the bedroom area, which has a double glazed window and a double wardrobe with two sliding doors. Kitchen appointed with cream fitted units and drawers, wood strip effect work surfaces and having an AEG electric hob with an extractor unit above and AEG electric oven. Champagne coloured bathroom suite with a pumped chrome mixer tap/hand shower. Heating provided by Dimplex electric storage radiators and Dimplex electric warm air heaters. Tunstall entry phone system, lift and communal lounge with kitchen to ground and first floor. Laundry rooms to ground and first floor and guest suite. 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

Entrance

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

Hallway

2.03m x 0.94m (6' 8" x 3' 1") Tunstall entry phone handset with alarm pull cord, coving, cupboard housing hot and cold water tanks, storage cupboard housing consumer unit and electric meter, doors to bathroom and to living/bedroom

Bathroom

2.01m x 1.47m plus 0.56m (1' 10") recess (6' 7" x 4' 10") Champagne coloured suite of bath with a pumped chrome mixer tap/hand shower, Armitage Shanks low level w.c. and pedestal wash basin, tiled walls, Dimplex warm air heater, alarm pull cord, extractor fan

Living/Dining Area

5.44m x 3.35m (17' 10" x 11' 0") Double glazed door to paved triangular terrace with outside tap, Dimplex electric storage radiator, coving, double glazed double doors to small lawn area, alarm pull cord, opening to kitchen and to:

Bedroom Area

2.17m x 2m plus wardrobe (7' 1" x 6' 7") Double glazed front window, Dimplex electric storage radiator, coving, double fitted wardrobe with two sliding doors

Kitchen

2.71m x 1.78m (8' 11" x 5' 10") Fitted cream fronted wall and base units and drawers, wood strip effect work surfaces, stainless steel sink and drainer with a chrome mixer tap, wall tiling between work surface and wall units, AEG electric hob with extractor unit above and AEG electric oven, recess for fridge/freezer, Dimplex warm air heater, extractor fan

Outside

Own Terrace

Paved triangular terrace with outside tap and small area of lawn both accessed via the living room

Communal Gardens

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

Parking

Communal parking to front

Communal Facilities

Communal lounge with kitchen to ground and first floor, laundry room to ground and first floor, guest suite

Lease Details

Lease

125 Years from 1987 - To Be Confirmed

Maintenance

£2,101.91 26/3/2023 - 25/03/2024 plus a reserve fund payment of £1,562.50 26/3/2023 - 25/3/2024 which our client informs us is for a new lift, fire doors and installing partitions to the loft space - To Be Confirmed

Ground Rent

Currently £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

Agents 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