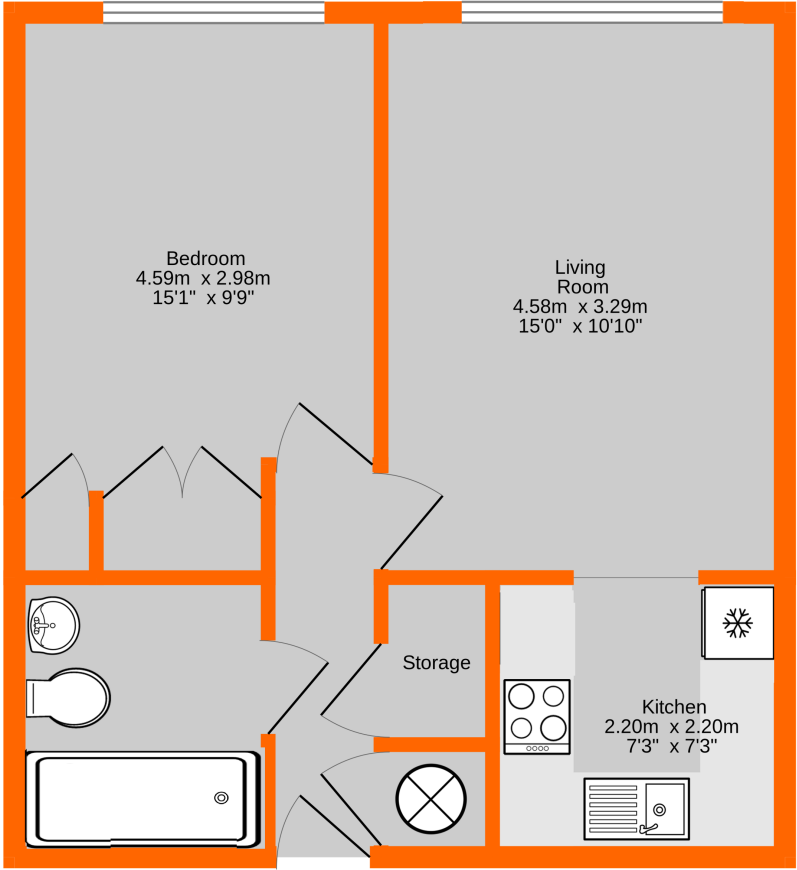


Ground Floor Flat
43.1 sq.m. (464 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(69-80) C		
(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 : 43.1 sq.m. (464 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 16 Kendall Lodge Willow Tree Walk, Bromley, Kent BR1 3LJ
£112,500 Leasehold

- One Bedroom Retirement Flat
- Chain Free
- Updated Bathroom
- Double Glazed & Electric Heating
- First Floor With Lift
- Beautifully Presented
- Communal Facilities & Garden
- Residents Parking

Flat 16 Kendall Lodge Willow Tree Walk, Bromley, Kent BR1 3LJ

Beautifully presented throughout is this bright one bedroom purpose built retirement flat, located on the first floor with lift, just a short walk from Bromley High Street. Spacious lounge with double glazed window, modern fitted kitchen with appliances, double bedroom with fitted wardrobes and newly installed bathroom. The property is newly decorated with an abundance of built in storage. Double glazed, electric heating and communal residents facilities.

Location

Conveniently situated for access to Bromley North Railway station, 0.3 of a mile away and Bromley Town Centre, with its excellent shopping facilities including the Glades shopping centre. Marks and Spencer, Sainsburys and Lidl stores are nearby. Bromley South Station is around 0.5 miles away. Bus routes including the 162, 269, 336 and new Superloop SL3, pass close by.



Ground Floor

Communal Entrance

Security entry phone system, storage cupboard, airing cupboard, electric radiator.

First Floor

Hallway

Door into, emergency pull cord system, electric heater, built in storage cupboard with shelving, built in airing cupboard with additional storage and water pump.

Living Room

4.58m x 3.29m (15' 0" x 10' 10") Double glazed window to front, coved cornice, electric heater, emergency pull cord, opens into:-

Kitchen

2.20m x 2.19m (7' 3" x 7' 2") Refitted with white wall and base units, worktops over, stainless steel sink and mixer tap, integrated double oven, electric hob, extractor hood, drawer units, integrated fridge/freezer, part tiled walls, gloss display cupboard, wood laminate flooring.

Bedroom

4.59m x 2.98m (15' 1" x 9' 9") Double glazed with window to front, electric heater, emergency pull cord, built in wardrobes with hanging space and drawers.

Bathroom

Refitted, panelled bath, chrome mixer shower, glass screen, pedestal wash hand basin, low level w/c, extractor, chrome heated towel rail, built in storage cupboard, tiled walls.

Outside

Communal Gardens

Well kept communal gardens with various seating areas.

Additional Information

Lease

Leasehold - Each time a property is sold in this development, the purchasers are granted a new 99 year lease on completion

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 therefor 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.

Service Charge

£317.62 monthly for 2025/26 To be confirmed

Ground Rent

To Be Confirmed

Residents Communal Areas

Large residents lounge with kitchen area, laundry room and library.

Council Tax

London Borough of Bromley Band C
For the current rate please visit:
bromley.gov.uk/myservices/counciltax/counciltax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit:
checker.ofcom.org.uk/engb/broadband-coverage
For Mobile coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/mobilecoverage

Agents Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.