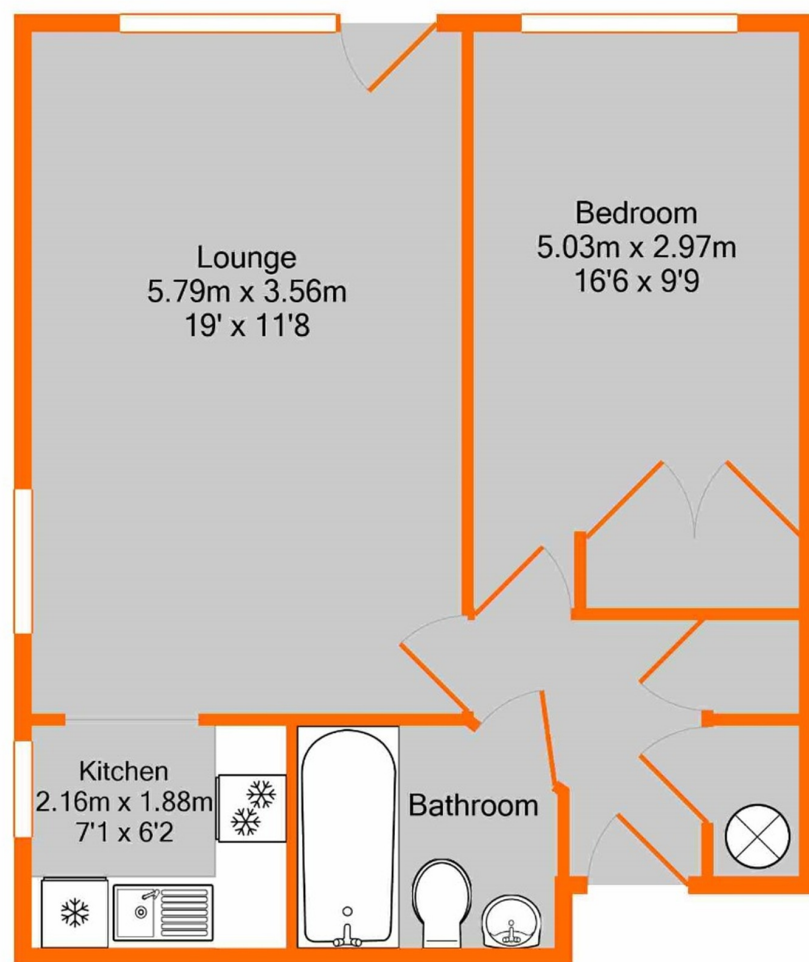


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Approx. Floor Area 49.8 Sq.M. (536 Sq.Ft.)
 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for 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



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

Flat 6 Hopton Court, Forge Close, Hayes, Kent BR2 7LP

£165,000 Leasehold

- Ground Floor Retirement Flat.
- Good Size 19ft Living Room.
- One Bedroom With Built In Storage.
- Popular Location With Residents Facilities.
- Direct Access To Communal Garden.
- Next Door To Doctors Surgery.
- Close To Local Shops & Bus Routes.
- Offered Chain Free.

Flat 6 Hopton Court, Forge Close, Hayes, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, GROUND FLOOR RETIREMENT FLAT WITH DIRECT ACCESS TO PATIO AND COMMUNAL GARDENS - Offered to the market chain free is this ground floor, one bedroom purpose built retirement flat, forming part of this popular development, adjacent to a doctors surgery. Positioned on the corner of the development over looking the communal gardens, the property has a GENEROUS 19' x 11' 8" LIVING ROOM with double glazed door opening directly onto a small PRIVATE PATIO with beautifully kept communal garden beyond. The kitchen is appointed with cream fronted base and wall units and three piece suite bathroom. This popular development has a security entry phone system, EMERGENCY PULL CORD ALARMS in most rooms, residents communal living room and kitchen/laundry room. Outside are attractive communal gardens to the rear with various seating areas and some un-allocated residents parking bays to the front. Situated CLOSE TO BUS ROUTES, shops, and train services and popular local parks.

Location

Forge Close is a cul-de-sac position off Pickhurst Lane close to the junction of Hayes Street. There are local shops in Hayes Street as well as a library, church and The George restaurant/pub. About 0.25 of a mile away in Station Approach, are further shops, coffee shops and Sainsbury's Local and Iceland supermarkets. Hayes Station with services to London Bridge, Charing Cross and Cannon Street is also in Station Approach. Bus services connecting with Hayes, West Wickham, Bromley and Croydon Town centres run along Pickhurst Lane. Buses 119, 138 and the 353 pass close by. Open spaces include Husseywell open space and The Knoll.



Ground Floor

Communal Entrance

Accessed via security entry phone system

Hallway

2.03m x 2.01m (6' 8" x 6' 7") L shaped hall with large storage cupboard housing hot and cold water tanks, further useful storage cupboard with shelving space. Security entry phone handset, emergency pull cord intercom/alarm, coved cornice

Bathroom

2.29m x 1.85m (7' 6" x 6' 1") Three piece suite with panelled bath, vanity wash basin with storage below and chrome taps, low flush w.c., extractor fan, wall heater, emergency assistance switch

Living Room

5.79m x 3.56m (19' x 11' 8") A well-proportioned living room with double glazed window overlooking the communal gardens, double glazed door opening directly onto a small paved terrace with well-kept communal gardens beyond which enjoys a sunny aspect, feature fire place, emergency pull cord, arch way to kitchen

Kitchen

2.16m x 1.88m (7' 1" x 6' 2") Double glazed window to side, appointed with wall and base units, laminate work surfaces with stainless steel sink unit and chrome taps, recess providing space for fridge and freezer, part tiled walls, coved cornice, extractor hood

Bedroom

5.03m x 2.97m (16' 6" x 9' 9") Double glazed window enjoying views over the rear communal gardens, electric heater, built in double wardrobe with hanging rail and storage space above, coved, emergency pull cord

Residents Communal Facilities

Residents Facilities at Hopton Court include a large residents lounge with seating area and double doors leading to the communal garden, residents kitchenette and communal laundry on the ground floor of the development.

Outside

Communal Garden

Private patio with direct access from the flat opening on to communal garden beyond enjoying a sunny aspect, beautifully maintained grounds being mainly laid to lawn, mature trees and shrub borders, flower beds, residents storage shed, seating areas

Parking Residents

Unallocated parking is located to front of development on a "first come first served basis" Further free parking can be found in Forge Close.

Additional Information

Lease

125 years from 1986 - To Be Confirmed

Maintenance

£4,705.30 Per Annum - To Be Confirmed

Ground Rent

£150.00 Per Annum. From 1/1/2036 to 31/12/2060 the ground rent will increase to £225 per annum. From 1/1/2061 to 31/12/2085 it will increase to £300 per annum. From 1/1/2086 to the end of the Lease the ground rent will be £375 per annum - To Be confirmed

Agents Note

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

Council Tax

London Borough of Bromley - Band C