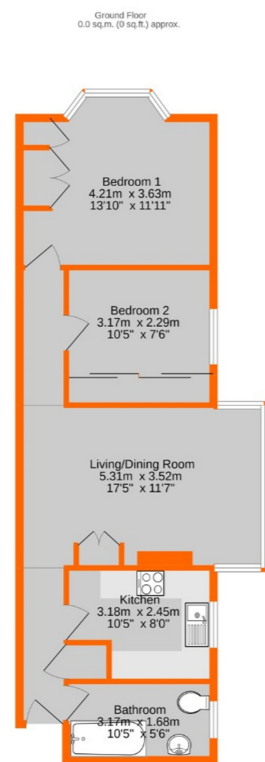


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metreapp 02022

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



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

Flat 10, Hazelwood Lodge Red Lodge Road, West Wickham, Kent BR4 0EN £375,000 Leasehold

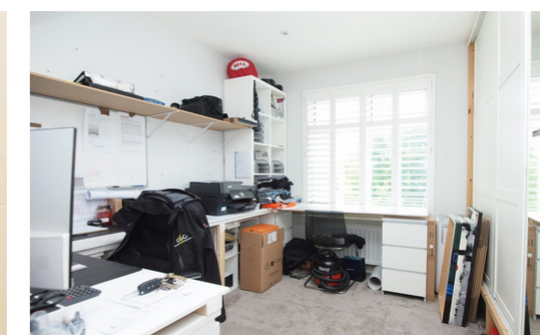
- Two Double Bedrooms.
- Recently Refurbished.
- 0.1 Mile West Wickham Station.
- Double Glazed & Central Heating.
- White High Gloss Kitchen.
- Garage En Bloc & Parking.
- Langley Catchment Area.
- Top Floor Purpose Built.

Flat 10, Hazelwood Lodge Red Lodge Road, West Wickham, Kent BR4 0EN

Offered to the market with no onward chain, this bright and spacious, two double bedroom, top floor purpose built flat is located within 0.1 of a mile of West Wickham Station with links into Central London and beyond. Having been refurbished throughout, this spacious top floor property comprises of a 17' 5" x 11' 7" living/dining room, white gloss fitted kitchen, two double bedrooms and a bathroom. Double glazing, gas fired central heating and loft access. The property is ideally located for Langley Park secondary schools with West Wickham High Street and transport services close by. Outside the property has a garage en bloc with allocated parking to the front of the garage and well kept communal gardens to the front.

Location

Situated just to the south of Langley Park Golf Course, conveniently close to West Wickham Station. This is a sought after location with excellent schools in the area including Pickhurst and Hawes Down Primary Schools and the popular Langley Park Secondary Schools. Bromley High Street is approximately two miles away with The Glades Shopping Centre and various restaurants. West Wickham swimming baths and gym are less than a quarter of a mile away.



Ground Floor

Communal Entrance

Entryphone system, stairs to top floor

Top Floor

Living/Dining Room

5.31m x 3.53m (17' 5" x 11' 7") Double glazed window to rear, wooden shutters, built in speaker system, radiator, built in entertainment unit, recessed spot lights

Kitchen

3.18m x 2.44m (10' 5" x 8') Double glazed window to rear, range of white high gloss, wall and base units with worksurfaces over, tiled splash back, electric oven and stainless steel extractor hood over, space and plumbing for washing machine and dishwasher, space for wine fridge, stainless steel sink with chrome mixer tap, built in speaker system, Vaillant wall mounted combination boiler, recessed spot lights, laminate wood flooring, kick-plate lighting

Bedroom 1

4.22m x 3.63m (13' 10" x 11' 11") Double glazed bay window to side, wooden shutters, built in speaker system, built in high gloss wardrobes to on wall, recessed spot lights, radiator

Bedroom 2

3.18m x 3.00m (10' 5" x 9' 10" into wardrobes) Double glazed window to rear, wooden shutters, built in wardrobes to one wall, radiator

Bathroom

3.18m x 1.65m (10' 5" x 5' 5") Double glazed window to rear, white suite comprising panelled bath with chrome mixer tap/hand shower, glass shower screen, low level w.c., wash hand basin with chrome mixer tap and double storage below, chrome heated towel rail, tiled walls, tiled flooring, extractor fan, recessed spot lights

Outside

Communal Garden

To the front of the building, lawn with shrubs and trees

Garage En Bloc

Single garage with double timber doors with a parking space in front of the garage

Lease Details

Lease

99 years from 29/03/2013 To Be Confirmed

Maintenance

£650 per annum To Be Confirmed

Ground Rent

£250 per annum To Be Confirmed -

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 C

