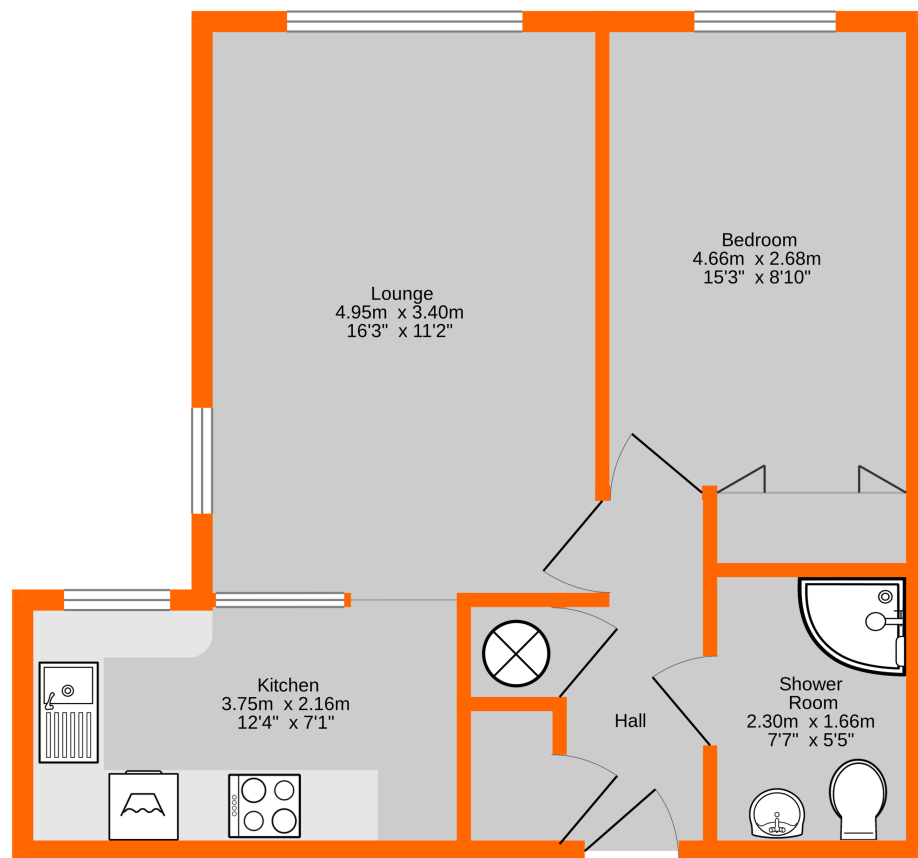


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor Flat
46.1 sq.m. (497 sq.ft.) approx.



TOTAL FLOOR AREA : 46.1 sq.m. (497 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



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

Flat 10 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent, BR4 0LY

£150,000 Leasehold

- Double Glazed & Electric Heating.
- Residents Lounge & Guest Room.
- Walking Distance To Amenities.
- Modern Shower Room.
- Age Restricted Retirement Flat.
- One Bedroom with Built in Wardrobes.
- Offered Chain Free.
- Beautifully Kept Communal Gardens.

Flat 10 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent BR4 0LY

CHAIN FREE AGE RESTRICTED RETIREMENT FLAT, only a short walk to West Wickham High Street and Station. This one bedroom, ground floor flat situated within the popular Chatsworth Lodge is 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 been well looked after and has a good size kitchen with some white goods included and having a window to the front. The double bedroom has a built in wardrobe and the shower room has been re-modernised in recent years and has a shower cubicle with separate low level wc and heated towel rail. Other 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.

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.



Communal Entrance

Carpeted communal entrance, wardens office, residents seating area

Entrance Hall

Built in storage cupboard, separate airing cupboard, entry phone system handset, emergency pull cord, electric heater

Living Room

4.95m x 3.40m (16' 3" x 11' 2") Double glazed windows to front and side, coved cornice, feature fireplace with coal effect electric fire, emergency alarm pull cord, electric heater

Kitchen

3.75m x 2.16m (12' 4" x 7' 1") Range of white wall and base units, stainless steel sink and drainer with chrome mixer tap, separate laminate breakfast bar, Hotpoint freestanding electric cooker and hob, Hotpoint freestanding upright fridge/freezer, plumbing and space for washer/dryer, tiled splashback, vinyl flooring

Bedroom

4.66m into wardrobes x 2.68m (15' 3" x 8' 10") Double glazed window to front, built in wardrobe with four mirrored doors, electric heater

Shower Room

2.30m x 1.66m (7' 7" x 5' 5") Shower cubicle with Aqualisa Power shower, ceramic sink with cupboard beneath, concealed cistern low level w.c., chrome heated towel rail, tiled walls and floor

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

99 Years From 25 March 1988 - To Be Confirmed

Maintenance

£4,155.39 Per Annum - 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

Utilities

Mains - Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage