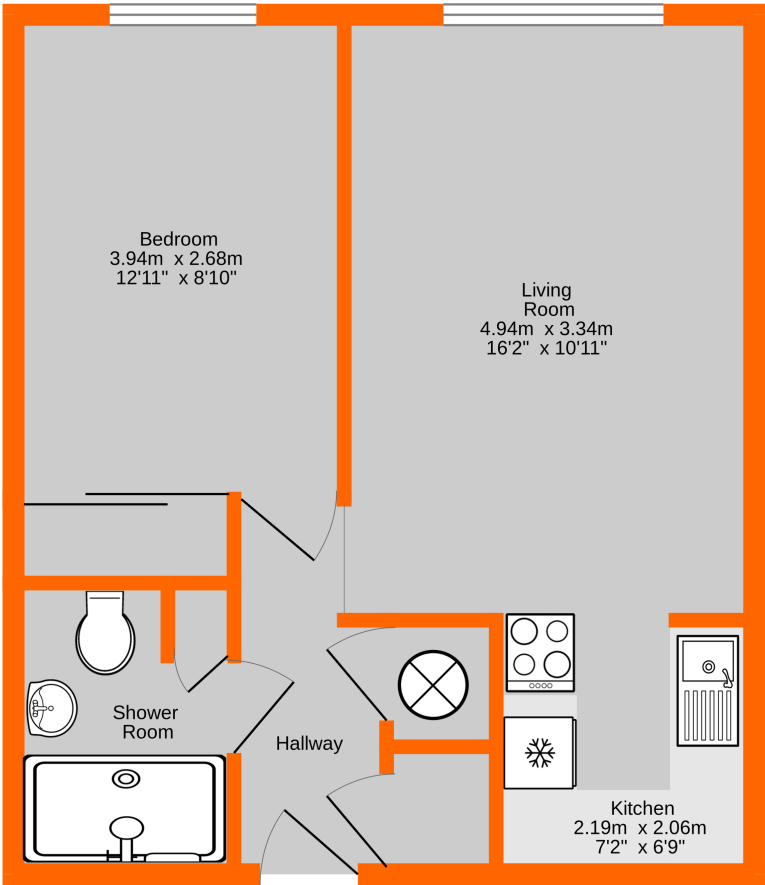


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor Flat
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 42.5 sq.m. (458 sq.ft.) approx.
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 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 8, Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP Chain Free £145,000 Leasehold

- Ground Floor Retirement Flat.
- Kitchen With Wood Effect Units.
- 16'2" Living/Dining Room.
- Communal Grounds & Gated Parking.
- Bedroom With Fitted Wardrobe.
- White Suite Shower Room.
- Communal Residents Facilities
- Near Shops & Buses At Coney Hall.

Flat 8, Priory Lodge, 49a Glebe Way, West Wickham, Kent BR4 9HP

Chain Free one bedroom ground floor purpose built retirement flat, at the rear of this popular age restricted development near shops at Coney Hall, along with bus services on Glebe Way. The 16'2 x 10'11 living/dining room is open plan to the kitchen, which is appointed with wood effect fitted units and drawers, granite effect work surfaces and has spaces for an oven and fridge. The bedroom has a mirror fronted wardrobe with two sliding doors and the shower room is appointed with a white suite, having a Triton T70si shower. The flat has a Dimplex electric heater to the bedroom and living room and is double glazed. Tunstall entry phone security system and alarm pull cords to the rooms. Priory Lodge has a residents communal lounge with kitchen, a communal laundry room to the first floor, lift service and communal grounds laid mainly to lawn. There is gated residents parking to one end of the development.

Location

Priory Lodge is at the junction of Addington Road and Glebe Way and is therefore a short walk from shops and bus services at Coney Hall. Bus services pass along Glebe Way to West Wickham High Street, about 0.8 of a mile away, with a Sainsbury's and Marks and Spencer supermarkets, other shops, restaurants and coffee shops. Hayes Station and shops in Station Approach are about 0.8 of a mile away. Bromley High Street with The Glades shopping centre and Bromley South station is about 2.6 miles away. West Wickham station is about 1.2 miles away.



Ground Floor

Communal Entrance

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

Hallway

3.05m x 1.24m plus cupboards (10' 0" x 4' 1") Cupboard housing consumer unit, Tunstall entry phone handset with alarm pull cord, cupboard with slatted shelf housing the hot and cold water tanks

Living Room

4.94m x 3.34m (16' 2" x 10' 11") Double glazed rear window, Dimplex electric heater, alarm pull cord, opening to:

Kitchen

2.19m x 2.06m (7' 2" x 6' 9") Appointed with wood effect fronted fitted wall and base units and drawers, stainless steel sink and drainer, space for oven, space for fridge beneath granite effect work surface, splash back painted tiles

Bedroom

3.94m plus 0.71m (2'4") wardrobe x 2.68m (12' 11" x 8' 10") Double glazed rear window, Dimplex electric heater, fitted wardrobe with two mirror fronted sliding doors, alarm pull cord

Shower Room

2.31m x 1.67m (7' 7" x 5' 6") White suite of low level w.c. and wash basin with a chrome mixer tap having a white double cupboard beneath, shelved unit with three doors, tiled shower with a seat, glass shower screen and Triton T70 si shower, white shower tray, alarm pull cord, Dimplex warm air heater, tiled walls,

Communal Facilities

Communal lounge with communal kitchenette and double glazed patio doors to paved terrace, residents laundry room to first floor and a guest suite, which can be booked in advance for a fee

Outside

Communal Gardens

Well maintained communal gardens to the front and the rear of the development, laid mainly to lawn with shrub borders

Parking

Gated residents parking to one end of the building off Glebe Way

Additional Information

Lease

99 Years from 25th March 1987 - To be Confirmed. Our client informs us they are prepared to extend the lease at the same time a sale is proceeding, by 60 years, with the ground rent remaining as stated in the original lease, until March 2086. The Ground Rent in the extended term will be £0.

Maintenance

£3,344.00 Per Annum - To Be Confirmed

Ground Rent

From 25/3/2012 £225.00 Per Annum, from 25/3/2037 £300.00 Per Annum, From 25/3/2062 to March 2086 £375.00 - We await confirmation of this from our client.

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