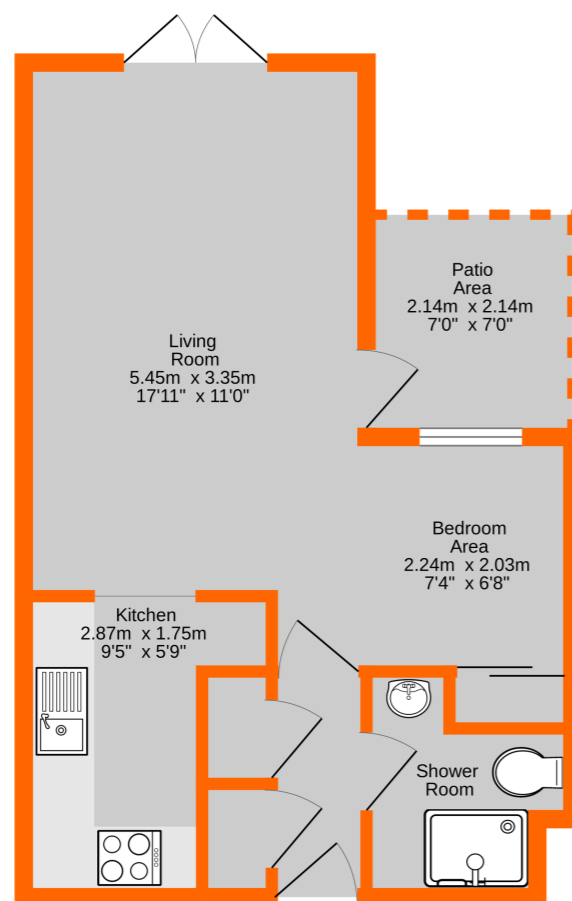


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat  
 38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 38.0 sq.m. (409 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024

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

Flat 24 Heydon Court, Deer Park Way, West Wickham, Kent BR4 9QP  
**£115,000 Leasehold**

- Ground Floor Retirement Flat.
- Patio Off Living Room
- Refitted Kitchen With Oven & Hob.
- Chain Free.
- White Suite Shower Room.
- Double Wardrobe To Bed Area.
- Various Communal Facilities.
- Near Buses and Local Shops.

## Flat 24 Heydon Court, Deer Park Way, West Wickham, Kent BR4 9QP

Ground floor age restricted retirement studio, situated within a popular development close to local shops and bus routes. Entrance hall with storage cupboards, living room with two sets of French doors leading to a patio area, refitted kitchen with white high gloss units and some appliances, updated shower room with walk in cubicle, bedroom area with window to rear and built in double wardrobe. Double glazed and electric storage heaters, emergency pull cords and resident warden, well kept communal gardens and residents facilities.

### Location

Heydon Court is at the end of Deer Park Way off Tiepigs Lane. There are shops at the junction of Addington Road and Tiepigs Lane. Hayes Station and shops in Station Approach are about 0.5 of a mile away. There are further shops in Coney Hall. Bus services pass along Addington Road and Bourne Way. Bromley High Street and Bromley South station are about 2.3 miles away.



### Communal Entrance

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

### Ground Floor

#### Entrance Hall

Coved cornice, emergency pull cord system, built in airing cupboard housing hot and cold water tanks, separate meter cupboard with storage

#### Living/Dining Room

5.45m x 3.35m (17' 11" x 11' 0") Dual aspect with double glazed French doors to side and rear, coved cornice, emergency pull cord, storage heater, double wardrobe with storage and hanging space, open to:

#### Bedroom Area

2.24m x 2.03m (7' 4" x 6' 8") Double glazed window to rear, storage heater, pull cord, built in double wardrobe with sliding doors

#### Patio Area

Paved patio approximately 2.14m x 2.14m (7' 0" x 7' 0")

### Kitchen

2.87m x 1.75m (9' 5" x 5' 9") Updated with a range of white high gloss wall and base units, drawers, stainless steel sink with mixer tap, electric hob, extractor fan, Bosch microwave and oven, splash back tiling to walls, tiled flooring, recess for fridge/freezer

### Shower Room

2.16m x 2.02m (7' 1" x 6' 8") Shower Enclosure with electric wall mounted shower, extractor fan, low level w.c., wash hand basin with a chrome mixer tap and double storage cupboard below, part tiled walls, wall heater, heated towel rail

### Outside

#### Communal Gardens

Paved terrace to rear of ground floor residents lounge, laid mainly to lawn with shrub borders

#### Parking

Communal Parking to front

#### Communal Facilities

Communal lounge with kitchen to ground and first floor, laundry room

### Additional Information

#### Lease

125 Years from 25th March 1987 - To Be Confirmed

#### Maintenance

£2,176 Per Annum - To Be Confirmed

#### Ground Rent

£150 per annum rising during the third period of twenty five years of the term of the lease to £225 per annum, during the fourth period of twenty five years of the term to £300 per annum and during the remainder of the term to £375 per annum - To Be Confirmed by 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 B