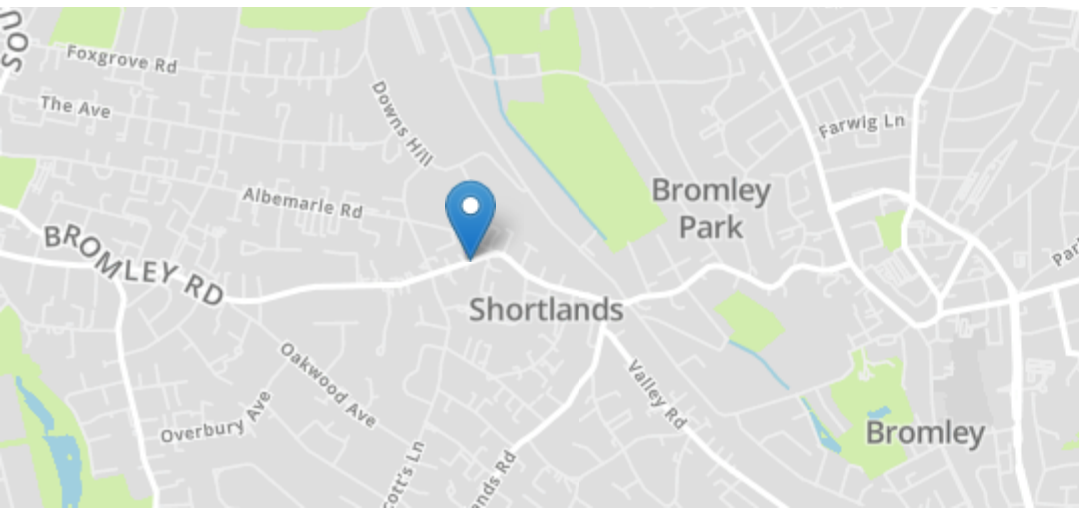
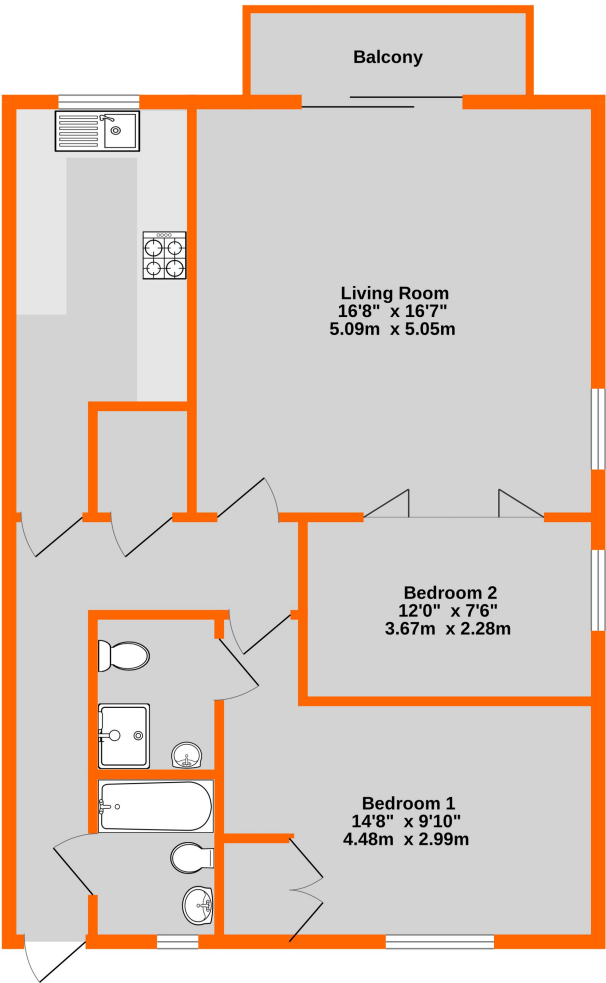




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

FIRST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

10 Challoner Court, 224 Bromley Road, Shortlands, Bromley, Kent BR2 0AB
£250,000 Leasehold

- Retirement flat (60+) with BALCONY
- Bus stops outside for local services
- Communal facilities and two lifts
- Offered to the market 'Chain Free'
- Two bedroom first floor flat
- En suite shower room plus bathroom
- Good size living room to front
- Attractive sunny communal gardens

www.proctors.london

10 Challoner Court, 224 Bromley Road, Shortlands, Bromley, Kent BR2 0AB

A unique block for the age-restricted market place (60+) with the benefit of two lifts within the development and balconies. This first floor flat provides adaptable living accommodation with the second bedroom having connecting folding doors from the living room should anyone wish to use it for reception space instead. Neatly presented and neutrally decorated, there is traditional gas fired central heating and double glazing. The communal facilities including residents' lounge, guest suite, gardens, visitor parking and long term development manager.

Location

Challoner Court is situated on the section of Bromley Road between Scotts Avenue and Scotts Lane, about a third of a mile from Shortlands Station and shops in Shortlands Village. There is a bus stop outside Challoner Court with services to Beckenham High Street, about a mile away, offering a good range of shops, restaurants and other amenities. In addition to train services, from Beckenham Junction Station there are trams to Croydon and Wimbledon. In the other direction, buses run along Bromley Road to Shortlands and Bromley Town Centre.



First Floor

L-Shaped Entrance Hall

5.36m max x 3.78m max (17' 7" x 12' 5") intercom with emergency pull cord, airing cupboard with slatted shelves above hot water cylinder

Living Room

5.09m x 5.05m (16' 8" x 16' 7") three radiators, video entryphone, emergency pull cord, window to side and matching sliding patio doors to balcony plus double folding doors into bedroom 2/dining room

Balcony

3.5m x 1.14m (11' 6" x 3' 9") external light and views to front

Kitchen

5.16m max x 2.27m max (16' 11" x 7' 5") ample base cupboards and drawers with matching eye level units, work surface to three walls, stainless steel double drainer and sink with mixer tap, gas meter beneath, plumbing for washing machine, space for upright fridge/freezer, inset 4-ring gas hob with extractor hood above and electric oven beneath, concealed wall mounted Worcester boiler for central heating, radiator, emergency pull cord, deep tiled window sill with window to front

Bedroom 1

4.48m x 2.99m (14' 8" x 9' 10") to include built in double wardrobe with mirror fronted folding doors plus recess beside doorway to en suite, emergency pull cord, radiator beneath window to rear

En Suite Shower Room

2.12m x 1.45m (6' 11" x 4' 9") white corner shower cubicle having mobility access, low level wc with concealed cistern and wash basin with mixer tap having cupboard beneath, wall light and shaver point, extractor fan, radiator incorporating heated towel rail, wall tiling, emergency pull cord

Bedroom 2/Dining Room

3.67m x 2.28m (12' 0" x 7' 6") emergency pull cord, radiator beneath window to side

Bathroom

2.06m max x 1.76m max (6' 9" x 5' 9") white sunken bath, separate Aqualisa shower over, low level wc with concealed cistern, wash basin with cupboard beneath, half tiled walls with full tiling around bath area, radiator incorporating heated towel rail, wall mounted light/shaver point, emergency pull cord, window to rear



Communal Facilities

Challoner Court

spacious living room with kitchen for residents, laundry room and guest suite to 3rd floor, two lifts, resident house manager and video entryphone

Outside

Communal Gardens

attractively landscaped to rear of building enjoying sunny southerly aspect

Additional Information

Lease

99 years from 29 September 1986 - to be confirmed

Ground Rent

£60 per annum - to be confirmed

Maintenance

currently £1,704 per quarter - to be confirmed

Council Tax

London Borough of Bromley band D

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

