

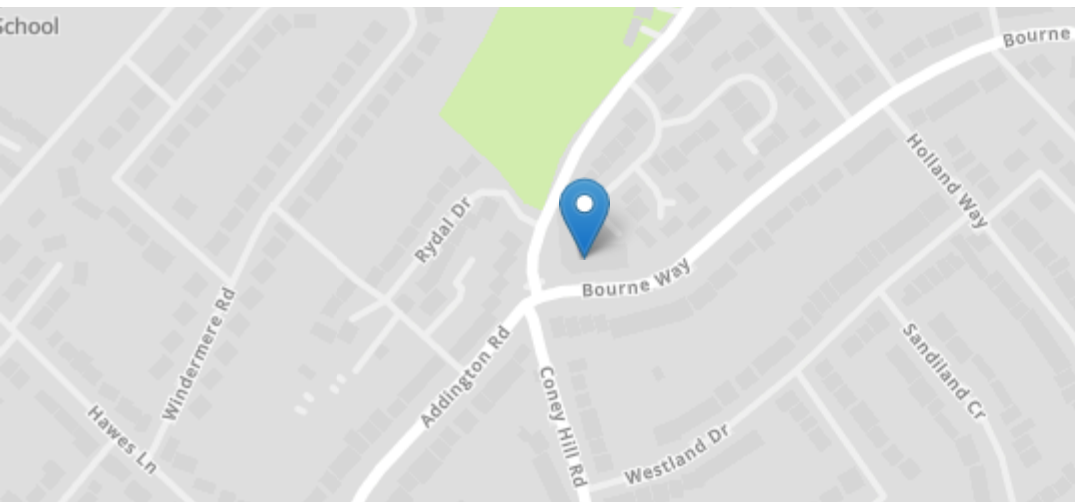
West Wickham Office

- 318 Pickhurst Lane, West Wickham, BR4 0HT
- 020 8460 7252
- westwickham@proctors.london



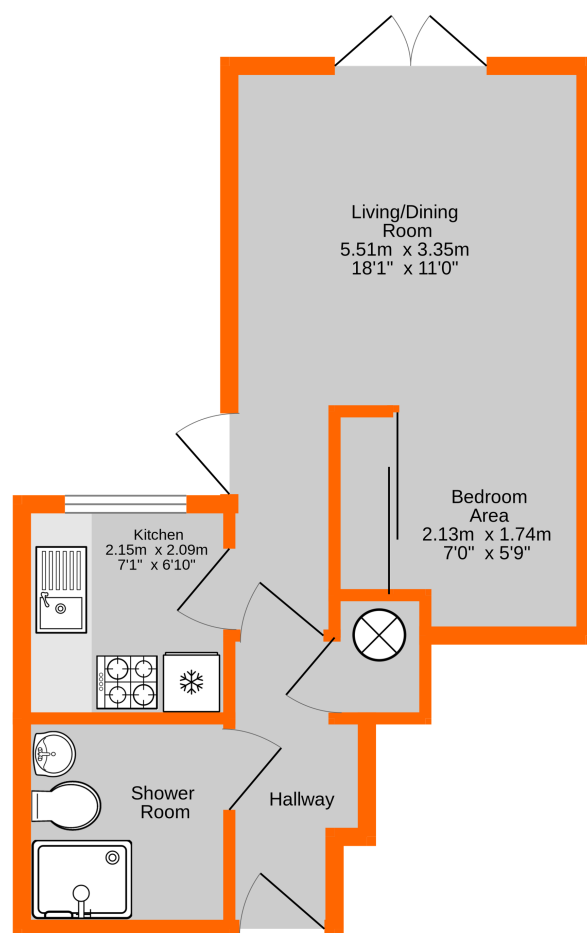
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 80 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Ground Floor Flat



TOTAL FLOOR AREA : 30.0 sq.m. (323 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 4 Heydon Court, 5 Deer Park Way, West Wickham, Kent, BR4 9QP

£105,000 Leasehold

- Ground Floor Retirement Flat.
- Various Communal Facilities.
- Shower Room.
- Emergency Pull Cord.
- Double Wardrobe To Bed Area.
- Convenient For Local Amenities.
- Living/Dining Room.
- Direct Access To Front.

Flat 4 Heydon Court, 5 Deer Park Way, West Wickham, Kent BR4 9QP

Ground floor age restricted retirement studio flat, situated within this popular development, close to local shops and bus routes. Entrance hall with storage cupboards, living room with French doors to the front and a separate door to the patio area at the side. Kitchen with a range of white units and including some appliances,including upright Fridge/Freezer and freestanding oven. shower room with Triton Power shower and low level w.c. Bedroom area with double built in wardrobe with mirrored doors, electric storage heaters, emergency pull cord and development manager, well kept communal gardens and resident 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.



Ground Floor

Communal Entrance

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

Entrance Hall

Emergency pull cord system, built in airing cupboard housing the hot and cold water tanks, separate meter cupboard with storage

Livng/Dining Room

5.51m x 3.34m (18' 1" x 10' 11") Dual aspect with French doors to side and front, emergency pull cord, storage heater, open to :

Bedroom Area

2.13m x 1.74m (7' 0" x 5' 9") Built in wardrobe with two mirrored doors, emergency pull cord

Kitchen

2.09m x 2.15m (6' 10" x 7' 1") Range of white base and wall units with laminate worksurface over, stainless steel sink with drainer and chrome taps, tiled splashbacks, upright fridge/freezer, freestanding electric oven with extractor fan over, vinyl flooring

Shower Room

2.13m x 1.89m (7' 0" x 6' 2") Shower with Triton power sower and chrome shower head, beige low level w.c. and pedestal wash basin with chrome taps, extractor fan, tiled walls, vinyl floor

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, two laundry rooms and two guest rooms.

Additional Information

Lease

125 years from 25 March 1987 - To Be Confirmed

Maintenance

£2176.90 26/3/24 to 25/3/25 - To be Confirmed
Latest Service charge awaited
Building Insurance £380.32 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, rising 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

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 A. 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