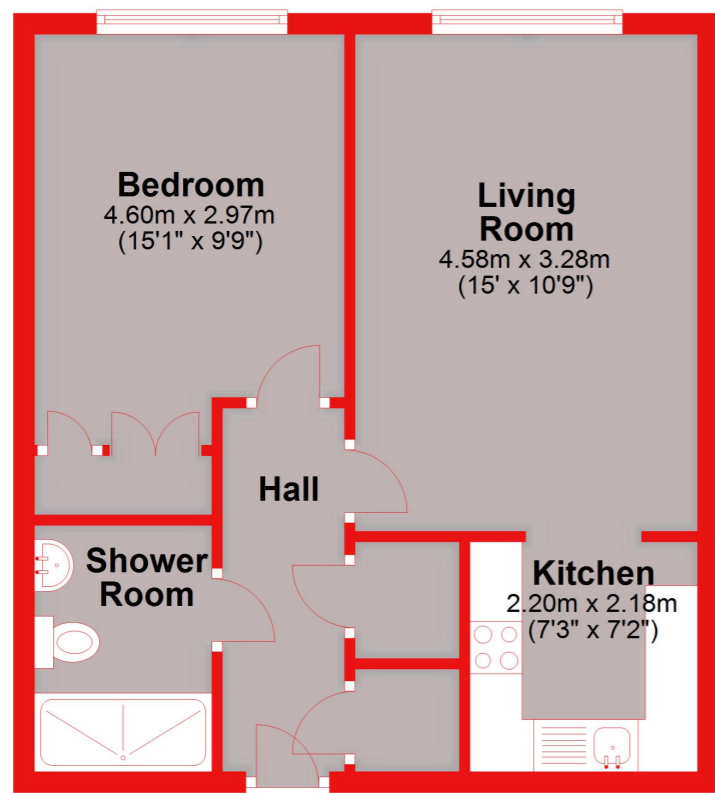


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81
		EU Directive 2002/91/EC	

First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 29 Kendall Lodge Willow Tree Walk, Bromley, Kent, BR1 3LJ

£112,000 Leasehold

- Warden Assisted Retirement Flat
- Updated White Fitted Kitchen
- Close To Bromley Town Centre
- First Floor With Lift Access
- One Bedroom with Fitted Wardrobes
- Double Glazing & Electric Heating.
- Residents Communal Facilities
- Permitted Age 60+, EPC Rating C

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



Flat 29 Kendall Lodge Willow Tree Walk, Bromley, Kent BR1 3LJ

Situated close to Bromley town centre, this first floor warden assisted retirement flat is situated at the rear of this popular development overlooking the communal gardens. Accommodation comprises, a hallway with large walk-in storage cupboard, one bedroom with fitted wardrobes, a good size living room opening to the fitted kitchen with built-in oven and hob and a shower room. There is sealed unit double glazing, electric heating via storage heaters and an alarm call system. Communal facilities include, a communal lounge, a laundry room, a hobby/games room, a lift and a guest room for overnight stays.

Location

Conveniently situated for access to Bromley North Railway station, 0.3 of a mile away and Bromley Town Centre, with its excellent shopping facilities including the Glades shopping centre. Marks and Spencer, Sainsburys and Lidl stores are nearby. Bromley South Station is around 0.5 miles away. Bus routes including the 162, 269, 336 and new Superloop SL3, pass close by.



Ground Floor Communal Entrance Hall

Communal Entrance

Lift to all floors.

First Floor

Entrance Hall

Airing cupboard housing lagged hot water tank with cold storage above, large walk-in storage cupboard housing electrics, entry phone and alarm call, electric storage heater.

Shower Room

White suite, pedestal hand basin, low level w.c, walk-in shower cubicle with electric shower, warm air heater, alarm cord, extractor fan.

Living Room

4.58m x 3.28m (15' 0" x 10' 9") Double glazed casement window to front, Dimplex electric storage heater, alarm cord, archway to:-

Kitchen

2.20m x 2.18m (7' 3" x 7' 2") Modern wall and base units, work tops, AEG halogen hob, glass splashback, cooker hood, Bosch built in oven, space for fridge/freezer.

Bedroom

4.60m max x 2.97m (15' 1" max x 9' 9") Double glazed casement windows to front, built in wardrobes, Dimplex electric storage heater, alarm cord.

OUTSIDE

Communal Gardens

Well maintained grounds with seating area.

ADDITIONAL INFORMATION

Lease

Leasehold - Each time a property is sold in this development, purchasers are granted a new 99 year lease on completion.

NB Purchasers will be buying a 100% interest in the leasehold property. However, the lease only allows the property to be bought and sold for a resale value of 70% of the full market value. The development forms part of a government scheme intended to allow Sheltered Accommodation to be more affordable to Elderly people and therefore the property is always sold at a sub-market value.

Under the terms of the lease, Hyde Housing Association has to approve any prospective purchaser and potential purchasers must be aged 60 years or over and retired. All prospective purchasers are required to pay a £500 reservation fee to Hyde Housing which is credited onto the service charge account on completion of the sale.

Maintenance

£277.95 per month for 2024/2025

Ground Rent

To Be Confirmed.

Council Tax

London Borough of Bromley - Band C
£1733.07 for 2024/5

Agent's Note

Details of lease, maintenance etc, should be checked by your legal representative prior to exchange of contracts.