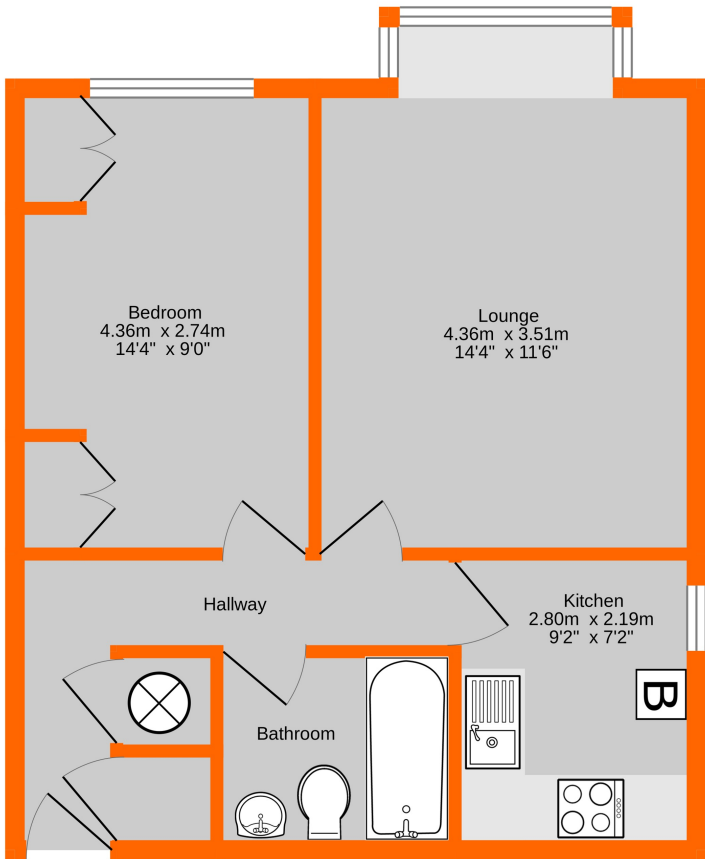




First Floor Flat
45.4 sq.m. (489 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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



TOTAL FLOOR AREA : 45.4 sq.m. (489 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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 Bromley Office - 020 8460 4166

Flat 15, Andace Park Gardens Widmore Road, Bromley, Kent BR1 3DH

£240,000 Leasehold

- One Bedroom 1st Floor Flat.
- Communal Grounds
- Garage En Bloc
- Close To Bromley High Street
- Offered Chain Free With Extended Lease.
- Residents Swimming Pool
- Double Glazed & Central Heating
- Refurbishment Required

Flat 15, Andace Park Gardens Widmore Road, Bromley, Kent BR1 3DH

Chain free, one bedroom first floor purpose built apartment situated within a popular complex with outdoor communal swimming pool and beautifully kept communal grounds. The flat is double glazed and has gas fired central heating. In need of modernisation the property has a large lounge, fitted kitchen, double bedroom with built in wardrobes and bathroom. Outside there is a garage en-bloc. Andace Park is a sought after block in a central location with communal facilities that include a heated outdoor swimming pool, gymnasium, sauna, laundry, and function room for the private use of residents.

Location

Conveniently situated for easy access to Bromley Town Centre with its large selection of shops, leisure centre and library. Bromley South station serving London Victoria and Bromley North station which serves Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bus routes pass by the property connecting the local area.



Ground Floor

Communal Entrance

Security entry phone system, stairs and lift to first floor, hard wood door into:-

Entrance Hall

L-Shape, security entry phone system, built in cupboard housing hot and cold water tanks, storage cupboard.

Lounge

4.36m x 3.51m (14' 4" x 11' 6") Double glazed wooden casement windows to side, radiator.

Kitchen

2.80m x 2.19m (9' 2" x 7' 2") Double glazed wooden casement windows to side, range of fitted wall and base units, worktops over, sink and mixer tap, electric oven, hob, extractor hood, drawers, wall mounted Baxi boiler, part tiled walls, space for washing machine and fridge/freezer.

Bedroom

4.36m x 2.74m (14' 4" x 9' 0") Double glazed casement window to side, radiator, built in wardrobes to one wall.

Bathroom

Panelled bath with electric shower, low level w/c, wash hand basin, extractor, radiator, part tiled walls.

Outside

Garage

Single garage, up and over door.

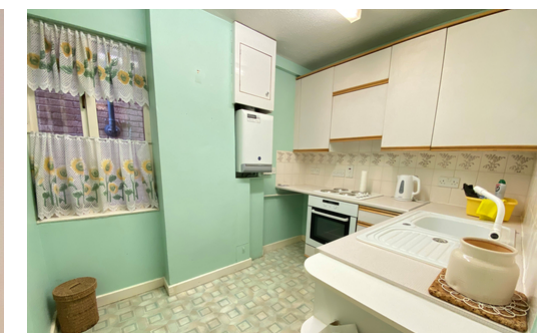
Communal Gardens

Well kept communal garden to the rear of the development with swimming pool and residents room.

Additional Information

Lease

To be extended as part of the sale - TBC



Maintenance Charge

2025 half yearly service charge £1385.30 / £2770.60 per annum - TBC

Ground Rent

£358.68 per annum - TBC

Council Tax

London Borough of Bromley Band C
For the current rate please visit: bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage

