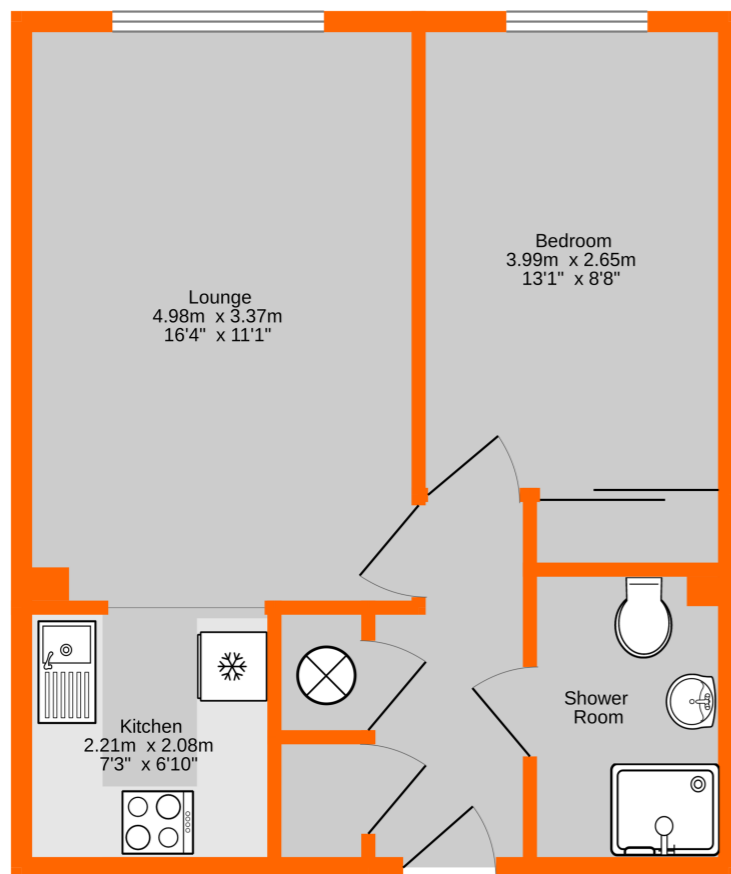


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat  
 43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 43.1 sq.m. (464 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023

**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 9 Crittenden Lodge Pond Cottage Lane, West Wickham, Kent BR4 0QD  
**£125,000 Leasehold**

- 🏠 Chain Free Retirement Flat.
- 🏠 Communal Gardens & Parking.
- 🏠 Lift To All Floors.
- 🏠 Alarm Pull Cord System.
- 🏠 One Bedroom First Floor.
- 🏠 On-Site Warden.
- 🏠 Close To Bus Routes.
- 🏠 Laundry & Guest Room.



## Flat 9 Crittenden Lodge Pond Cottage Lane, West Wickham, Kent BR4 0QD

CHAIN FREE ONE BEDROOM AGE RESTRICTED RETIREMENT FLAT CLOSE TO WEST WICKHAM HIGH STREET AND BUS ROUTES. Offered to the market chain free and ready to move into, is this one bedroom retirement apartment in the popular Crittenden Lodge. Located on the first floor and accessed via lift service to all floors, the property is conveniently located within walking distance to West Wickham High Street with a wide selection of shops, restaurants and supermarkets. Built around 1988, the property comprises of entrance hall with a large storage cupboard and airing cupboard. The lounge is a generous size and opens into the white fitted kitchen. The double bedroom has fitted double wardrobes and a shower room. Additional benefits include, emergency pull cord alarm system, entry phone system, onsite house manager, and lift service. The development has many residents facilities including a large residents communal lounge, un-allocated residents parking, beautifully kept communal garden, residents laundry room and a guest suite for visiting family members.

### Location

Pond Cottage Lane is at the east end of Wickham Road almost opposite The Alders and near the roundabout between Wickham Road and West Wickham High Street. West Wickham High Street with its various national stores, restaurants and supermarkets, along with other recreational facilities are within a few hundred yards of the property. West Wickham Station is approximately 0.8 of a mile with links into Lewisham for the DLR and Central London, and several bus services pass along Wickham Road and West Wickham High street.



### Ground Floor

#### Communal Entrance

Security entryphone system, carpeted hallway with stairs and lift to all floors

#### First Floor

#### Hallway

Hardwood door, pull cord emergency system, built in storage cupboard with storage above, built in airing cupboard housing cold and hot water tanks, electric heater

#### Living Room

4.98m x 3.37m (16' 4" x 11' 1") Double glazed window to side, coved cornice, electric radiator, alarm pull cord system, open to:

#### Kitchen

2.21m x 2.08m (7' 3" x 6' 10") Range of fitted white wall and base units, stainless steel sink with chrome mixer tap, work surfaces over, space for fridge/freezer, electric cooker, extractor fan, splash back tiling, coved cornice

#### Bedroom 1

3.99m x 2.65m (13' 1" x 8' 8") Double glazed window to front, electric radiator, coved cornice, built in double wardrobe with hanging space with storage above

#### Shower Room

2.34m x 1.69m (7' 8" x 5' 7") White shower cubicle with wall mounted shower, pedestal wash hand basin with chrome taps, low level w/c., electric wall heater, tiled walls

#### Communal Facilities

Large communal residents lounge located on the ground floor with various seating areas and tables, double doors lead out to the communal gardens. Residents on-site warden, laundry room and guest suite for visiting family and friends, lift services to all floors

### Outside

#### Communal Gardens

Communal gardens located to the side of the development with lawn and patio areas

#### Resident's Parking

un-allocated residents parking located to the front of the development on a first come first served basis on a first come first served basis

### Additional Information

#### Lease

64 Years Remaining on the Lease - To Be Confirmed

#### Maintenance

£4,074.40 Per Annum - To Be Confirmed

#### Ground Rent

£225.00 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 B

