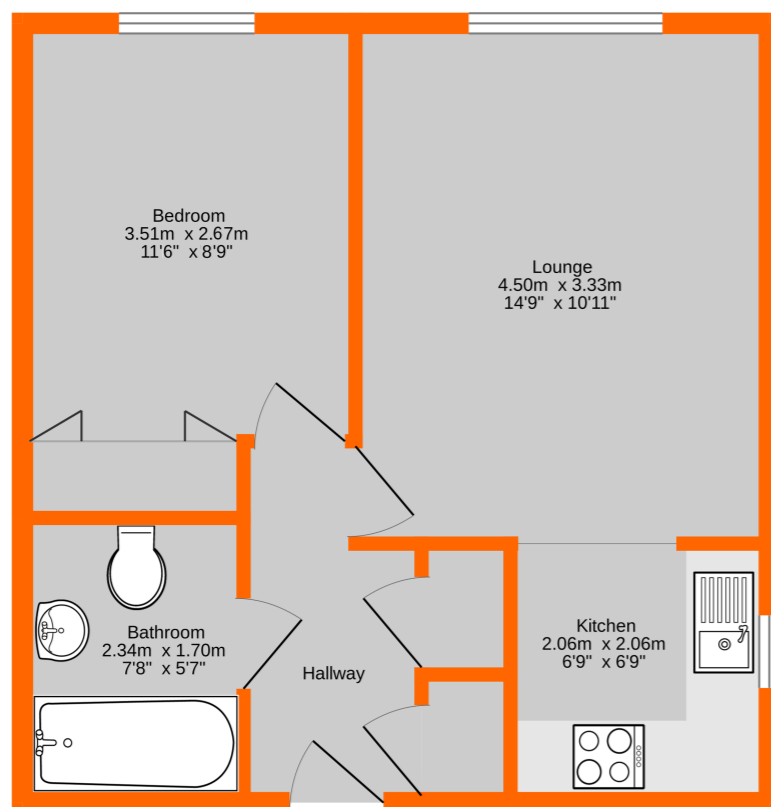


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat
 41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 41.9 sq.m. (451 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.
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 14 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent, BR4 0LY
Chain Free £135,000 Leasehold

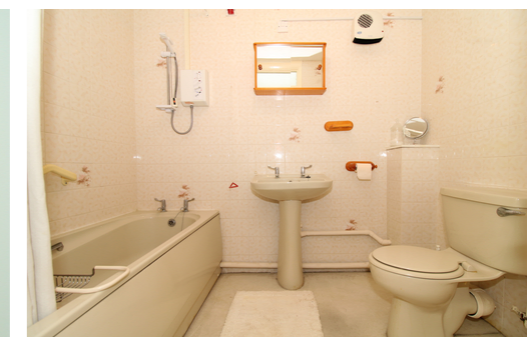
- 🏠 Age Restricted Retirement Flat.
- 🏠 Beautifully Kept Communal Gardens.
- 🏠 Offered Chain Free.
- 🏠 Walking Distance To Amenities.
- 🏠 One Bedroom With Wardrobes.
- 🏠 Resident Warden and Residents Parking.
- 🏠 Double Glazed & Electric Heating.
- 🏠 Residents Lounge & Guest Room.

Flat 14 Chatsworth Lodge, Wickham Court Road, West Wickham, Kent BR4 0LY

CHAIN FREE AGE RESTRICTED RETIREMENT FLAT MOMENTS WALK FROM WEST WICKHAM HIGH STREET, one bedroom first floor situated within the popular Chatsworth Lodge, just a short walk away from West Wickham High Street and West Wickham Station, McAndrew recreation ground and West Wickham bowling club. Approached via a welcoming communal entrance, the property has a lift service to all floors with a residents lounge, laundry room and guest suite for visiting family. Internally the property has a hallway with ample storage and security pull cord alarm system, bright lounge with newly laid carpet, newly fitted kitchen with quartz work surfaces, white high gloss wall and base units, new Hotpoint oven and electric hob and space for appliances. Double bedroom with built in double wardrobe and bathroom. Benefits include double glazing, electric heating, residents parking bays and beautifully maintained rear communal gardens. There is a onsite warden and emergency alarm pull cords throughout the property. A selection of bus routes pass by the communal doors and High Street.

Location

Situated within a stones throw of West Wickham High street with a wonderful selection of independent shops, restaurants, Post Office, Library and Leisure Centre (currently being refurbished). West Wickham Station with connections into Lewisham for the DLR and Central London is a short walk away, around 0.4 of a mile. Local supermarkets including Sainsburys, Lidl and Marks & Spencer are situated on the high street. Bus routes pass along Wickham Court Road directly outside of the development and run along the High Street. Outdoor recreational facilities including the leisure centre are close by to the property.



Ground Floor

Communal Entrance

Carpeted communal entrance, wardens office, residents seating area, stairs and lift to first floor, private door to:

First Floor

Entrance Hall

Built in storage cupboard, separate airing cupboard, emergency pull cord alarm system, electric heater

Lounge

4.49m x 3.32m (14' 9" x 10' 11") Double glazed window to front, coved cornice, feature fireplace with wooden surround, wall lights, entryphone system handset, emergency alarm pull cord, newly fitted carpet, electric heater, door to:

Kitchen

2.06m x 2.06m (6' 9" x 6' 9") Double glazed window to side, newly fitted high gloss white wall and base units, drawers with quartz work surfaces over, stainless steel sink with chrome taps, splashback tiling, wall heater, with new Hotpoint electric hob and oven and fridge to remain along with new hardwood herring bone flooring.

Bedroom

3.51m x 2.67m (11' 6" x 8' 9") Double glazed window to front, coved cornice, built in wardrobes with hanging space and storage above, electric radiator, emergency alarm pull cord system

Bathroom

2.34m x 1.69m (7' 8" x 5' 7") Panelled bath with chrome taps, electric wall mounted shower, pedestal wash hand basin with chrome taps, low level w.c., tiled walls, chrome heated towel rail and wall heater

Resident's Facilities

Warden's office located in the communal entrance, residents lounge with various seating areas which opens out onto the communal gardens, residents laundry room, guest suite for visiting family members

Outside

Resident's Parking

Non-allocated parking to the front of the development

Communal Gardens

Well kept communal gardens located to the rear of the development with various seating areas

Additional Information

Lease

99 Years from 25th March 1988 - To Be Confirmed

Maintenance

£4,055.40 for 2023/24

Ground Rent

£225 Per Annum increasing to £300 Per Annum from 25th March 2038, thereafter increasing to £375 per annum from 25th March 2063 - 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 C