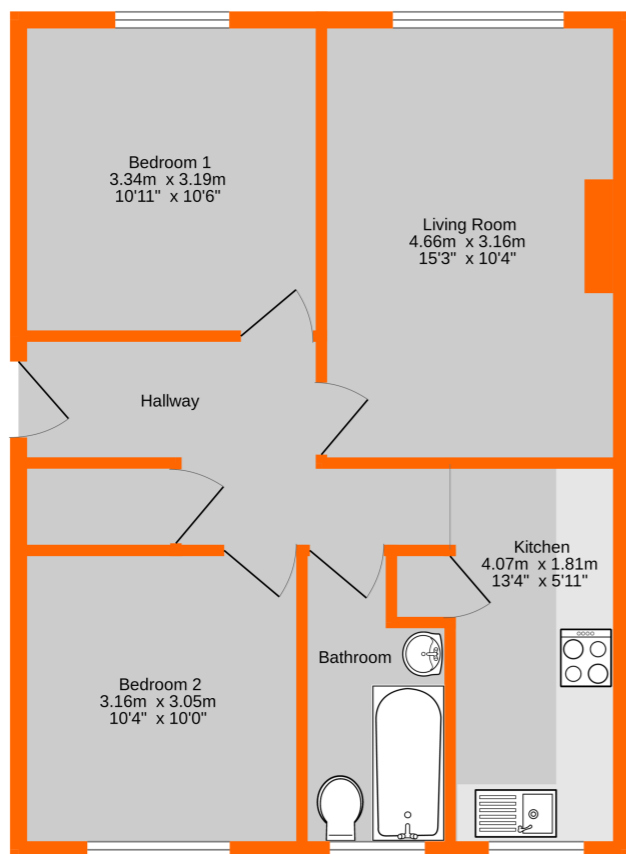


Ground Floor Flat  
 55.3 sq.m. (595 sq.ft.) approx.

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>		
(55-68)	<b>D</b>	67	74
(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	



TOTAL FLOOR AREA : 57.3 sq.m. (617 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix G2024

**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](http://www.proctors.london)



Viewing by appointment with our West Wickham Office - 020 8460 7252

## 1 Manor Court, Manor Road, West Wickham, Kent BR4 9PT £339,995 Leasehold

- Chain Free Two Bedroom.
- Two Double Bedrooms.
- Close To Oak Lodge School.
- Convenient For Transport.
- Refitted Kitchen.
- Ground Floor Maisonette.
- Walking Distance To High Street.
- Long Lease Approximately 103 + Years.



## 1 Manor Court, Manor Road, West Wickham, Kent BR4 9PT

A well presented, chain free two double bedroom purpose built maisonette in a block of just four homes, in a central West Wickham position at the end of the High Street. Situated on the ground floor with gas fired central heating and double glazing throughout, this property is well proportioned with entrance hall, spacious lounge, fitted kitchen with appliances and pull down table, two generous double bedrooms and re fitted bathroom off the hall. The property is neutrally decorated with storage, and the added benefit of it's own front garden. The property is ideal for both first time buyers and downsizers, as the property is very well located for shops, schools and transport links. Updated fuse board, boiler and carpets. Internal viewing advised.

### Location

Manor Court is situated at the Westerly end of the High Street near the junction with Manor Road. West Wickham High Street offers some national stores including a Sainsbury's and Mark's and Spencer's supermarkets, other local shops, restaurants, coffee shops and banks. West Wickham Station with services to Central London and Leisure Centre are about 0.5 of a mile away. Local schools include the sought after Langley Park Secondary and Oak Lodge Primary School. Bromley Town Centre and Bromley South Station are about 2.7 miles away.



### Ground Floor

#### Hallway

Hardwood door, large understairs cupboard, laminate wood flooring, radiator, coved cornice

#### Living Room

4.66m x 3.16m (15' 3" x 10' 4") Double glazed window to front, coved cornice, radiator, feature fireplace with wooden surround, laminate wood flooring, ceiling rose

#### Kitchen

4.07m x 1.81m (13' 4" x 5' 11") Double glazed window to rear. Range of fitted wall and base units, drawer unit, glazed display cupboards, stainless steel sink with chrome mixer tap, four ring gas hob, stainless steel electric oven, space for washing machine, pull-out table, storage recess cupboard with fuse board and space for microwave, coved cornice, flooring as laid, tiled splashback

#### Bedroom 1

3.34m x 3.19m (10' 11" x 10' 6") Double glazed window to front, radiator, laminate wood flooring

#### Bedroom 2

3.16m x 3.05m (10' 4" x 10' 0") Double glazed window to rear, radiator, newly fitted carpet

#### Bathroom

3.04m x 1.27m (10' 0" x 4' 2") Double glazed window to rear, white fitted suite comprising panelled bath with chrome mixer tap/hand shower, low level w.c., pedestal wash basin with chrome mixer taps, tiled walls, chrome heated towel rail

### Outside

#### Own Front Garden

Low maintenance front garden with mature trees and shrubs

### Additional Information

#### Lease

103 Years + - To Be Confirmed

### Maintenance

No Service Charge - To Be Confirmed

### Ground Rent

£100.00 per Annum increasing to £200.00 Per Annum on 29/09/2027 - 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