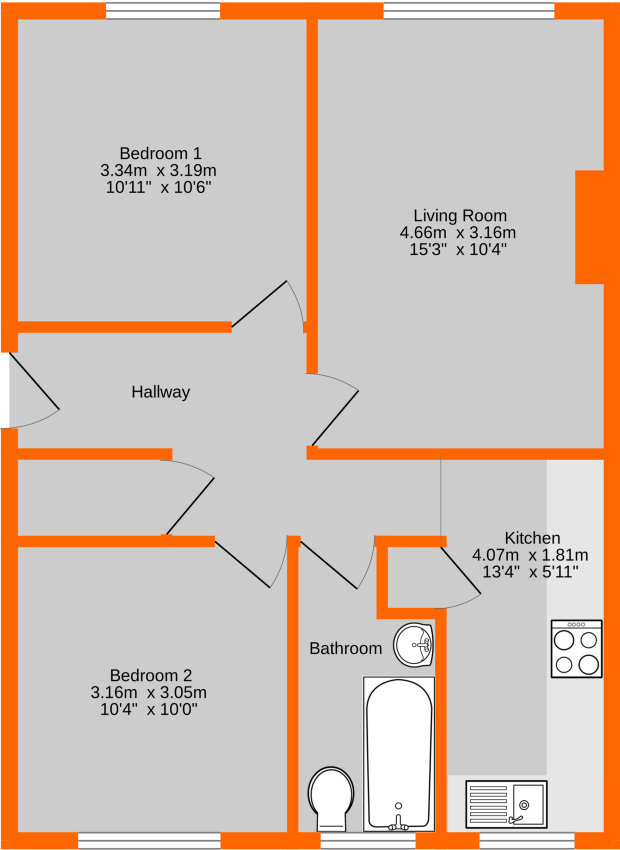




Ground Floor Flat
55.3 sq.m. (595 sq.ft.) approx.

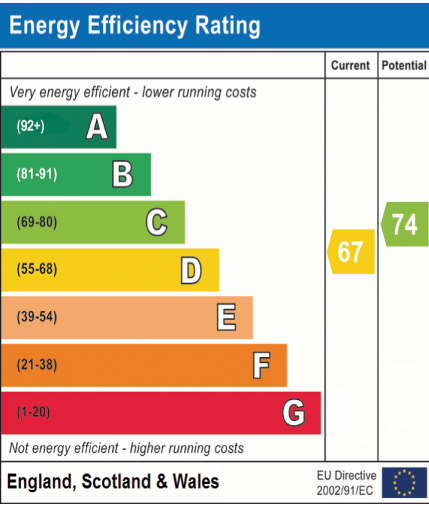


TOTAL FLOOR AREA : 57.3 sq.m. (617 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62024

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



George Proctor & Partners trading as Proctors



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

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

Chain Free £325,000 Leasehold

- Two Double Bedrooms.
- Kitchen With Appliances.
- Close To Oak Lodge School.
- Convenient For Transport.
- Ground Floor Maisonette.
- 15'3" x 10'4" Living Room.
- Walking Distance To High Street.
- 125 Year Lease From 2002.

www.proctors.london

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

This well presented, chain free two double bedroom purpose built maisonette is in a block of four maisonettes, in a central West Wickham position at the end of the High Street. Situated on the ground floor this property offers a 15'3 " x 10'4" living room, fitted kitchen with appliances and a folding table and a re-appointed white suite bathroom. Gas fired heating with radiators and double glazing. The property is neutrally decorated, with a deep under stairs storage cupboard and the added benefit of it's own front garden. This maisonette is ideal for both first time buyers and downsizers, as the property is in an extremely convenient location for shops, schools and transport links. Internal viewing advised.

Location

Manor Court is situated at the Westerly end of the High Street on the corner of 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 (currently being refurbished) 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

Entrance

Via covered porch and front door to:

Hallway

Deep under stairs storage cupboard, laminate wood flooring, radiator, coving, ceiling downlights

Living Room

4.66m x 3.16m (15' 3" x 10' 4") Double glazed window to front, coving, radiator, electric coal effect fire with a wooden fire surround, stone effect hearth and slips, laminate wood flooring

Kitchen

4.07m x 1.81m (13' 4" x 5' 11") Double glazed window to rear, range of wood effect fitted wall and base units and drawers, stainless steel sink and drainer with a chrome mixer tap, four ring Lamona gas hob, stainless steel Beko electric oven, plumbing/space for washing machine, folding table, tall storage cupboard with consumer unit, gas and electric meter, space for microwave, coving, tiled splashback, tiled floor, radiator, ceiling downlights, built in Servis dish washer

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 suite of bath with a chrome mixer tap/hand shower, low level w.c., pedestal wash basin with a chrome mixer tap, tiled walls, chrome ladder style towel rail/radiator, ceiling downlights

Outside

Own Front Garden

Circular paved terrace, shingle area, shrub borders

Additional Information

Lease

125 Years from 29 September 2002 - To Be Confirmed

Maintenance

No Service Charge - To Be Confirmed

Ground Rent

£100 per annum until September 2027 increasing to £200 per annum for the next 25 years and doubling every 25 years thereafter - 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. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

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