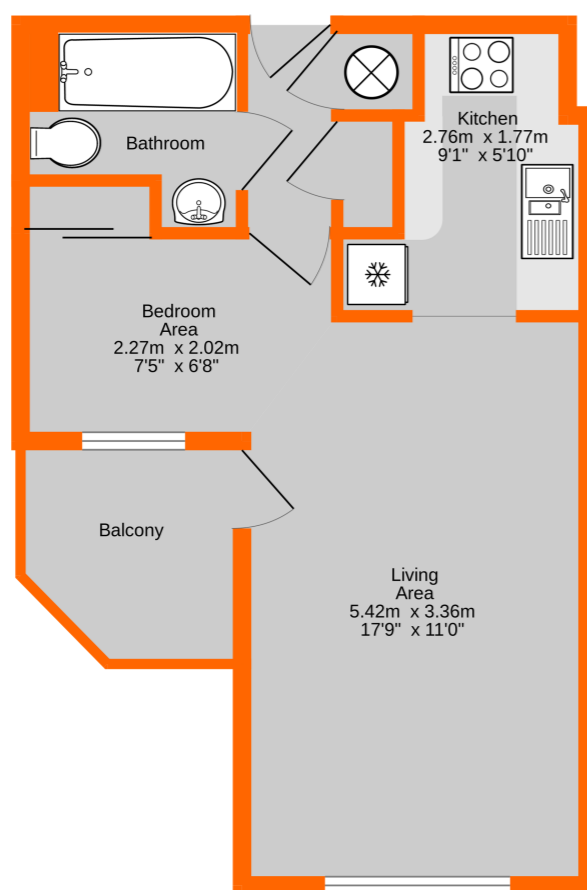


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive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

First Floor Flat  
 36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 36.4 sq.m. (392 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

**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 30, 5 Heydon Court, Deer Park Way, West Wickham, Kent BR4 9QP  
**£112,500 Leasehold**

- Purpose Built Studio.
- First Floor Balcony Flat.
- Communal Gardens.
- Built In Storage Cupboards.
- Age Restricted Apartment.
- Residential Facilities.
- Lift To All Floors.
- Close To Shops & Station.

## Flat 30, 5 Heydon Court, Deer Park Way, West Wickham, Kent BR4 9QP

Offered to the market with no onward chain, is this first floor studio retirement flat, ideally situated near shops at the junction of Tiepigs Lane and Addington Road and about 0.5 of a mile from shops and Hayes Station in Station Approach. Entrance hall with built in storage, delightful living/bedroom with mirror fronted double wardrobe to bedroom area. Kitchen with white units and a built-in electric stainless steel oven and hob. Fitted bathroom suite with three piece suite. Various storage cupboards in the hallway, updated heating system provided via electric radiators. Security entry phone system, lift to all floors and two communal lounges with residents communal kitchen, onsite warden, residents laundry room, communal parking to the front and well kept communal gardens, with a paved residents terrace to the rear. The flat has a decked balcony enjoying views to the front of the development.

### Location

Heydon Court is at the end of Deer Park Way off Tiepigs Lane. There are shops at the junction of Addington Road and Tiepigs Lane. Hayes Station and shops in Station Approach are about 0.5 of a mile away. There are further shops in Coney Hall. Bus services pass along Addington Road and Bourne Way. Bromley High Street and Bromley South station are about 2.3 miles away.



### Ground Floor

#### Communal Entrance

Via entryphone and communal outer door with carpeted communal hallway to own front door on the ground floor

### First Floor

#### Entrance Hall

2.12m x 0.94m (6' 11" x 3' 1") Storage cupboard with meters, entry phone system/alarm, airing cupboard housing water heater, coved cornice

#### Living Room

5.42m x 3.36m (17' 9" x 11' 0") Double glazed window to front, door to balcony, electric radiator, coved cornice, open into bedroom area

#### Bedroom Area

2.27m x 2.02m (7' 5" x 6' 8") Double glazed window to front, built in double wardrobe with sliding doors and storage, coved cornice, electric radiator, emergency pull cord

### Kitchen

2.76m x 1.77m (9' 1" x 5' 10") Range of fitted wall and base units, electric cooker, hob, extractor hood, sink with mixer tap, space/recess for fridge/freezer, breakfast bar, glazed storage cupboards, splashback tiling

### Bathroom

2.03m x 2.01m (6' 8" x 6' 7") Panelled bath with shower mixer, wash hand basin, low level w.c., extractor fan, wall heater, emergency cord system

### Outside

#### Communal Gardens

Paved terrace to rear of ground floor residents lounge, laid mainly to lawn with shrub borders

#### Parking

Communal Parking to front

#### Communal Facilities

Communal lounge with kitchen to ground and first floor, laundry room

### Additional Information

#### Lease

125 years from March 1988 To Be Confirmed

#### Maintenance

To Be Confirmed

#### Ground Rent

£150 per annum rising during the third period of twenty five years of the term of the lease to £225 per annum, during the fourth period of twenty five years of the term to £300 per annum and during the remainder of the term to £375 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

