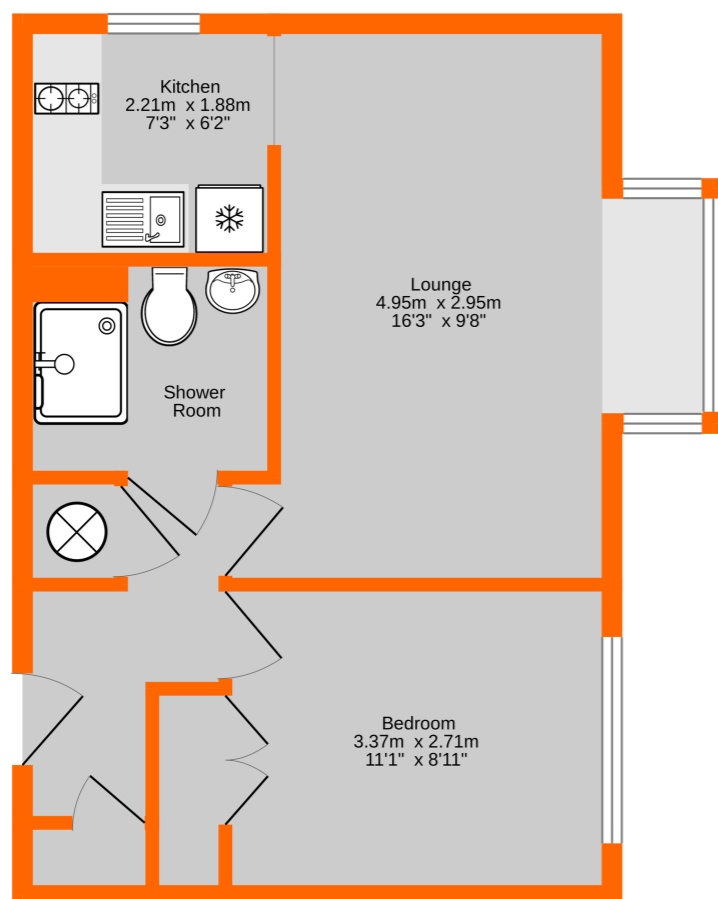


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat  
 40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 40.7 sq.m. (438 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.  
**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.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 18 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

**£159,995 Leasehold**

- One Bedroom 1st Floor Flat.
- Offered For Sale Chain Free.
- Lift & Residents Facilities
- Double Glazed and Electric Heating.
- Close To All Amenities.
- Age Restricted Retirement Flat.
- Well Kept Communal Gardens.
- Entryphone & Pull Cord Alarm System.

## Flat 18 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO HAYES. Offered to the market chain free is this well presented first floor one bedroom purpose built retirement flat, forming part of this popular development, adjacent to a doctors surgery and a short walk to Hayes high street. Positioned at the rear of the development overlooking the communal gardens, the property has a generous large living room, kitchen with fitted wood effect wall and base units and updated shower room. This popular development has a security entry phone system, onsite resident warden, emergency pull cord alarm system in most rooms, residents communal living room, kitchen/laundry room and guest suite for visiting family and friends. Outside are attractive communal gardens to the rear with various seating areas and some unallocated residents parking bays to the front. Situated close to bus routes, a selection of good local shops, and train services from Hayes and popular local parks including The Knoll and Husseywell open space. Hayes library is a short walk away and Hayes Church.

### Location

Forge Close is a cul-de-sac position off Pickhurst Lane close to the junction of Hayes Street. There are local shops in Hayes Street as well as a library, church and The George restaurant/pub. About 0.25 of a mile away in Station Approach, are further shops, coffee shops and Sainsbury's Local and Iceland supermarkets. Hayes Station with services to London Bridge, Charing Cross and Cannon Street is also in Station Approach. Bus services connecting with Hayes, West Wickham, Bromley and Croydon Town centres run along Pickhurst Lane. Buses 119, 138 and the 353 pass close by. Open spaces include Husseywell open space and The Knoll.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and lift to first floor

#### First Floor

#### Hallway

Security entryphone system, alarm pull cord, coved cornice, built in storage cupboard housing electric meters, hanging rail and shelving, built in airing cupboard housing hot water cylinder with storage above

#### Living Room

4.95m x 2.94m (16' 3" x 9' 8") Double glazed bay window overlooking rear communal gardens, large window cill, coved cornice, two electric storage heaters, alarm pull cord, arch to:

#### Kitchen

2.20m x 1.88m (7' 3" x 6' 2") Double glazed window to side, range of fitted wood effect wall and base units with drawers, laminate work surfaces with stainless steel sink with chrome mixer tap, part tiled walls, coved cornice, space for fridge/freezer, electric hob

### Bedroom

3.37m x 2.71m (11' 1" x 8' 11") Double glazed window to rear overlooking communal gardens, coved cornice, alarm pull cord, electric storage heater, built in double wardrobes with hanging rail with shelf above

### Shower Room

2.17m x 1.84m (7' 1" x 6' 0") Large shower enclosure with electric wall mounted shower, low level w.c., wash basin with chrome mixer tap and storage below, extractor fan, chrome heated towel rail, wall heater, mirror light, coved cornice, tiled walls

### Residents Communal Facilities

Residents Facilities at Hopton Court include a large residents lounge with seating area and double doors leading to the communal garden, residents kitchenette and communal laundry on the ground floor of the development

### Outside

#### Residents Communal Gardens

Residents patio area opening on to communal garden beyond enjoying a sunny aspect, beautifully maintained grounds being mainly laid to lawn, mature trees and shrub borders, flower beds, residents storage shed, various seating areas

### Residents Parking Bay

Non-allocated parking is located to front of development on a "first come first served basis" Further free parking can be found in Forge Close

### Additional Information

#### Lease

125 Years from 1986 - To Be Confirmed

#### Maintenance

£4,947.46 Per Annum - To Be Confirmed

#### Ground Rent

£150.00 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

