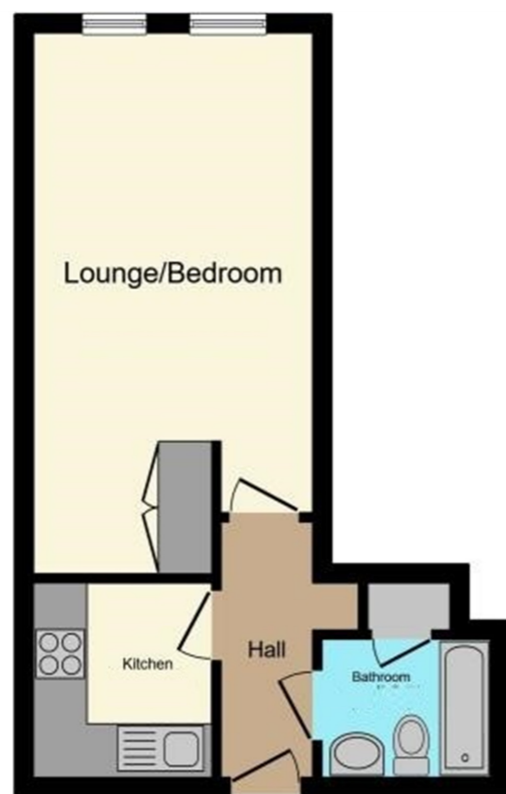


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total floor area 30.2 sq.m. (325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.localagent.com



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

Flat 26, Heydon Court 5 Deer Park Way, West Wickham, Kent BR4 9QP

£77,500 Leasehold

- First Floor Retirement Flat.
- Kitchen With Oven & Hob.
- New Carpets and Flooring.
- Wardrobe To Bed Area.
- 14' 7" Living/Bedroom.
- Offered Chain Free.
- Various Communal Facilities.
- Near Buses & Local Shops.

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 MAP Limited 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 Rent4sure Limited 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



Flat 26, Heydon Court 5 Deer Park Way, West Wickham, Kent BR4

9QP

Splendid first floor studio retirement flat, recently redecorated and re carpeted, 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. 14'7 living/bedroom with mirror fronted double wardrobe to bed area. Kitchen with white units and a built-in electric stainless steel oven and hob. Bathroom with large storage cupboard. Heating provided via electric storage radiators. Security entry phone system, lift and communal lounge with residents communal kitchen to ground and first floor. Laundry room, communal parking and gardens, with a paved residents terrace to the rear. Offered to the market with no chain.

Location

Heydon Court is at the end of Deer Park Way, off Tiepigs Lane. There are shops at the junction at 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.



Ground Floor

Communal Entrance

via communal outer door, entryphone system, carpeted communal hallway, stairs and lift to all floors

First Floor

Hallway

2.64m x 0.97m (8' 8" x 3' 2") hardwood door, coved cornice, wall mounted emergency alarm system, storage recess with double cupboard above housing meters

Kitchen

2.16m x 2.03m (7' 1" x 6' 8") range of white fitted wall and base units with laminate work surfaces over, drawer units, sink and mixer tap, integrated stainless steel electric oven, hob and extractor hood, space for fridge/freezer, wall heater, alarm pull cord, splashback tiling to walls

Bathroom

1.91m x 1.60m (6' 3" x 5' 3") three piece suit comprising panelled bath with chrome taps, low level wc, pedestal wash basin, extractor, wall heater, alarm pull cord, tiled walls, airing cupboard housing hot and cold water tanks

Lounge Area

4.44m x 3.12m (14' 7" x 10' 3") two double glazed windows to front, two electric storage heaters, carpet as laid, coved cornice, alarm pull cord, open plan to

Bedroom Area

1.60m x 1.50m (5' 3" x 4' 11") coved cornice, carpet as laid, alarm pull cord, double sliding doors with storage and hanging space

Outside

Communal Gardens

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

Parking

unallocated parking bays for residents

Communal Facilities

lounge to ground floor and further lounge to first floor

Lease Details

Lease

125 Years from 19th January 1990 - To be confirmed

Ground Rent

Ground Rent - £150 Per Annum rising to £225 Per Annum from 2036, rising to £300, Per Annum and £375.00 Per annum every 25 year period from 2036 - To be confirmed

Maintenance

£2,106 Per Annum - To be confirmed

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

Council Tax

London Borough of Bromley - Band A

