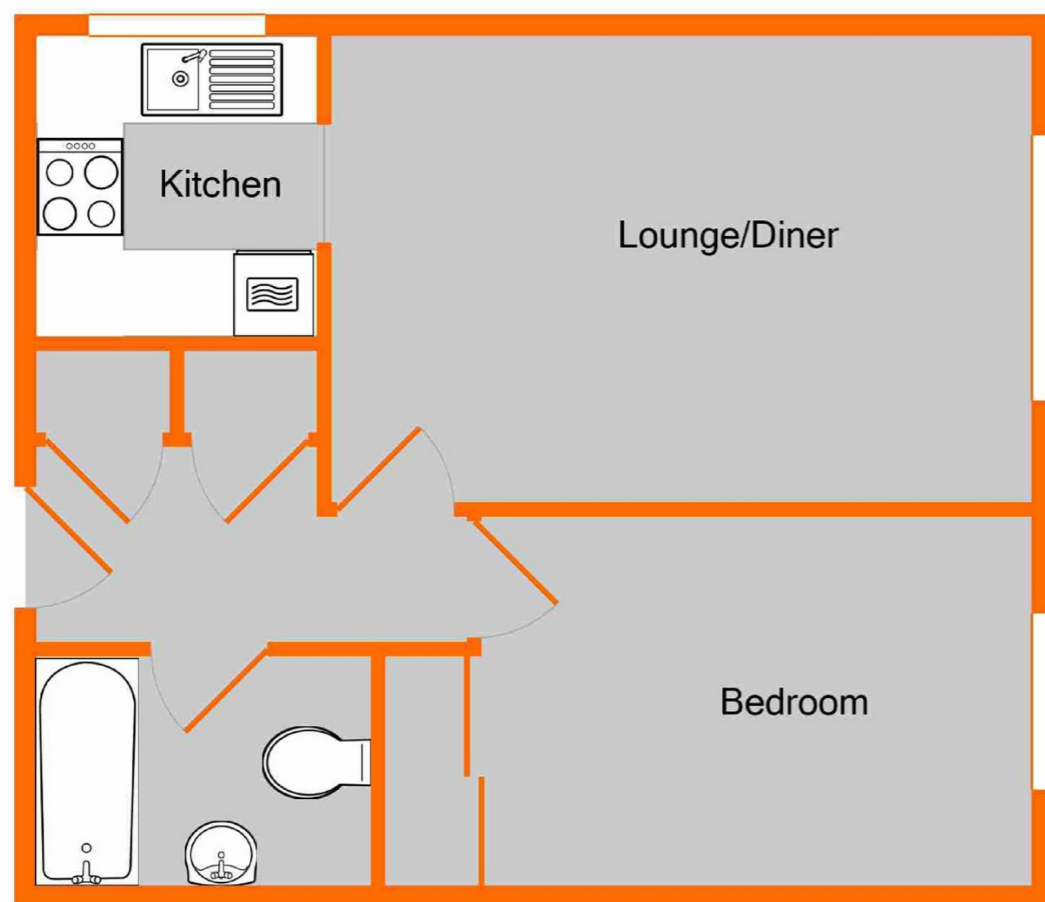


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Approx. Floor Area 466 Sq.Ft. (43.3 Sq.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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 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

49a Flat 24 Priory Lodge, Glebe Way, West Wickham, Kent BR4 9HP  
**£160,000 Leasehold**

- 1st Floor Retirement Flat With Lift.
- Fitted Wardrobes And Storage.
- Communal Residents Facilities.
- Updated Kitchen With Cream Gloss Units.
- Located At The Rear Of The Building.
- Emergency Pull Cords.
- Popular Development Near Shops.
- Double Glazed Windows.

## 49a Flat 24 Priory Lodge, Glebe Way, West Wickham, Kent BR4 9HP

ONE BEDROOM FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO SHOPS AND BUS ROUTES. Well presented warden assisted, one bedroom purpose built retirement flat situated on the first floor and to the rear of this popular age restricted development. The living room measures 16'2" x 10'11" and overlooks the rear communal garden, whilst the recently re-fitted kitchen has cream high gloss fronted units and a built in high level oven. The double bedroom has a built-in double wardrobe with ample hanging and storage space, and also overlooks the rear communal gardens. The bathroom is fitted with bath, basin and W.C. The flat is just a short walk from local shops, bus services and local doctors surgery. West Wickham High Street with a large selection of shops, supermarkets and post office is three quarters of a mile away. The development offers passenger lift service, emergency pull cords, residents communal lounge with kitchenette, well kept communal grounds, laundry room and residents parking. The development also offers many social events that take place throughout the year.

### Location

Priory Lodge is situated at the junction of Addington Road and Croydon Road and is just a short walk from shops and restaurants and buses on Croydon Road, Coney Hall. West Wickham High Street with some national stores including Sainsburys and Marks and Spencers Supermarkets and other shops, restaurants and banks are about three quarters of a mile away. Hayes station and shops in Station Approach, Hayes are also about three quarters of a mile away.



### Ground Floor

#### Communal Entrance

via entryphone and communal front door, carpeted hallway and staircases with lift to first floor, security entry phone system, residents seating area

#### First Floor

##### Entrance Hall

Private door into flat, access to loft space, large built in storage cupboard housing electric meters, storage shelves and hanging rail, airing cupboard with additional storage housing hot water cylinder, pump, cold water tank, security entry phone system, emergency control handset two way communication, storage heater

##### Living Room

4.93m x 3.33m (16' 2" x 10' 11") Double glazed window to rear overlooking the communal gardens to the rear of the development, electric storage heater, emergency pull cord system, doorway to:

#### Kitchen

2.18m x 2.06m (7' 2" x 6' 9") Beautifully re-fitted units with double glazed window to side, range of cream high gloss wall and base units with stainless steel single bowl and drainer, drawer unit, wood effect laminate worksurfaces over, tiled splashback, high level Bosch stainless steel electric cooker with grill and 4-ring electric hob, space for fridge freezer, stainless steel extractor hood, vinyl flooring

#### Double Bedroom

3.91m x 2.67m (12' 10" x 8' 9") double glazed window to rear overlooking the rear communal gardens, electric storage heater, built in double storage cupboard with hanging rails and additional storage with sliding doors

#### Bathroom

Three piece suite with panelled bath with chrome bath shower mixer, pedestal wash hand basin and chrome taps, low level wc, part tiled walls, electric wall mounted heater, extractor fan, emergency pull cord system

#### Communal Facilities

Priory Lodge offers additional residents facilities including a large communal lounge with communal kitchenette, residents laundry room and guest suite which can be booked in advanced for a fee. The development enjoys a varied social aspect with many functions and events taking place throughout the year.

### Outside

#### Communal Gardens

Well maintained communal gardens are located to both the front and the rear of the development, being mainly laid to lawn with shrub borders.

#### Parking

Secure gated residents parking can be found at the side of the building located off Glebe Way.

### Additional Information

#### Lease

139 years from March 1987. To Be Confirmed.

#### Ground Rent

£225 per annum payable up to 24/3/2037, rising to £300 per annum until 24/3/2062 Ad Infinitum - To Be Confirmed

#### Maintenance

£3,205 Per Annum - To Be Confirmed

#### Agents Note

Details of lease, ground rent and maintenance should be checked via your legal representative, prior to exchange of contracts

#### Council Tax

London Borough of Bromley - Band C

