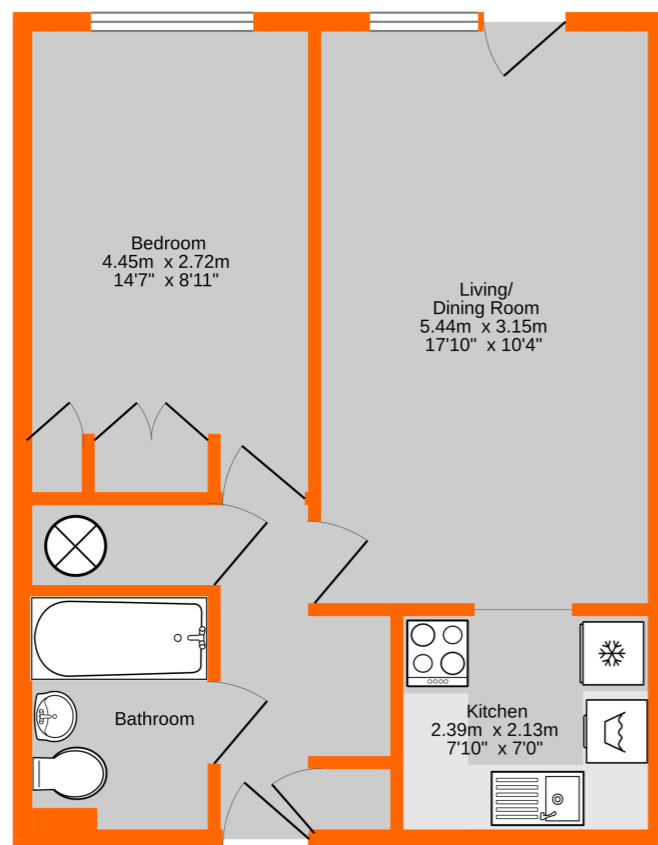


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 44.4 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 44.4 sq.m. (477 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metroplex ©2023

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 12 Blenheim Court 50 Durham Avenue, Bromley, Kent BR2 0RB £205,000 Leasehold

- One Bedroom Ground Floor.
- Lift To All Floors.
- Residents Facilities.
- Built in Storage Cupboards.
- Direct Access Onto Gardens.
- Emergency Pull Cords.
- Age Restricted Retirement Flat.
- Offered To The Market Chain Free.



## Flat 12 Blenheim Court 50 Durham Avenue, Bromley, Kent BR2 0RB

GROUND FLOOR WARDEN ASSISTED, ONE BEDROOM RETIREMENT FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS. This purpose built retirement flat is situated on the ground floor of this popular development and offered to the market chain free. The living room is a good size being 17'10 x 10'4 and ENJOYS VIEWS over the rear communal gardens. One of the distinct advantages of this property is its DIRECT ACCESS from the living room onto a small terrace with the communal gardens beyond. From the living room there is an archway to the kitchen which comprises of a selection of fitted units and drawers, laminate work surfaces with inset stainless steel sink and drainer. The bathroom has a fitted suite with wall mounted shower to one end of the easy access shower bath. The bedroom has built in fitted wardrobes and also enjoys rear views over the well kept communal grounds. There are EMERGENCY PULL CORD ALARM SYSTEM to the living room, bathroom and bedroom and the flat has a SECURITY ENTRYPHONE SYSTEM. Within the property there are electric storage radiators and gas fired central heating. The block has a resident manager and is serviced by a LIFT TO ALL FLOORS. To the lower ground floor there is a bright communal lounge and newly updated fitted kitchen, a laundry and guest room on the first floor. There are well maintained communal grounds surrounding the block, laid mainly to lawn with various trees and a large terrace.

### Location

Blenheim Court is off Gregory Close which, in turn, is off Durham Avenue. There are local shops on the corner of Pickhurst Lane and Westmoreland Road and South Hill Woods is on the corner of South Hill Road and Westmoreland Road. Bus services pass along Cumberland Road and Westmoreland Road and Bromley High Street with national stores, The Glades shopping centre, The Churchill Theatre, various restaurants and Bromley South Station is about one mile away.



### Ground Floor

#### Entrance Hall

Security entryphone system, communal outer door with carpeted communal hallway to own front door on ground floor level

#### Hallway

3.40 x 0.96 (11'2 x 3'2 ) Recess area, built in cloaks cupboard, airing cupboard housing the hot and cold water tanks, coving, electric heater

#### Living Room

5.44m x 3.16m (17' 10" x 10' 4") Double glazed window to rear with double glazed door giving access to a small private terrace with communal gardens beyond, electric storage heater, coving, emergency alarm pull cord, wall light points, archway to:

#### Kitchen

2.4m x 2.11m (7' 10" x 6' 11") Painted wooden wall and base units with drawers beneath, laminate work surfaces, inset stainless steel sink and drainer with chrome mixer tap, space/plumbing for washing machine, electric oven and hob, part tiled walls, space for upright fridge/freezer.

#### Bedroom

4.44m x 2.71m (14' 7" x 8' 11") Double glazed window to rear over looking the rear communal gardens, coving, built in fitted wardrobes with hanging and storage, emergency alarm pull cord

### Bathroom

2.25m x 1.48m (7' 5" x 4' 10") Easy access bath with chrome mixer taps and shower attachment to one end and wall mounted shower, pedestal wash hand basin and low level w.c., extractor fan, electric heater, emergency alarm pull cord, tiled walls to three sides of the bath and part tiled walls behind the w.c. and wash basin

### Communal Facilities

Residents can use the communal lounge to the lower ground floor which enjoys views and direct access onto the communal gardens, The residents lounge also has a recently installed kitchen. Separate laundry room and guest visitors room which can be booked by prior arrangement. Part time warden, lift to all floors. New residents are accepted if in receipt of a state retirement pension.

### Outside

#### Communal Gardens

Beautifully maintained communal gardens surround the development with large lawn and a selection of mature trees and shrubs. Two generous residents terraces with various seating areas can be found throughout the communal grounds.

#### Residents Parking

Residents parking to the front of the development

### Lease Details

#### Lease

125 Years from 01/04/1988 - To Be Confirmed

#### Maintenance

£3725.00 Per Annum - To Be Confirmed

#### Ground Rent

We understand there is no ground rent - 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