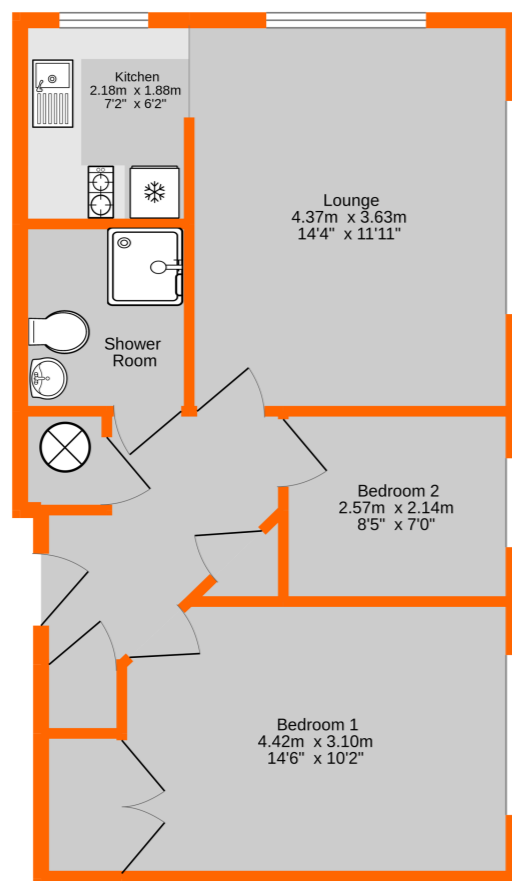


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 52.8 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 52.8 sq.m. (569 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made With Metroplan ©2022

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.
 For further details please visit our website - www.proctors.london



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

Flat 2, Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

Chain Free £229,950 Leasehold

- Two Bedroom Ground Floor.
- Short Walk to Bus Routes.
- Chain Free.
- Double Glazed.
- Residential Facilities.
- Retirement Complex.
- Close To Hayes.
- Refitted Kitchen.

Flat 2, Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

TWO BEDROOM CHAIN FREE GROUND FLOOR WARDEN ASSISTED RETIREMENT FLAT, forming part of this popular development, adjacent to a doctors surgery. Situated on the corner with VIEWS OVER THE GARDENS, the property offers a 14'4" x 11' 11" living room with double glazed windows to the front and side. The KITCHEN HAS BEEN REFITTED with matching wall and base units and wood effect work surfaces. There are two bedrooms, with the main having built in wardrobes. The second bedroom could be used as a dining room or study if required. The shower room has also been remodeled with a large walk in shower enclosure. The development has a SECURITY ENTRY PHONE System, alarm pull cords in most rooms, residents' communal living room and kitchen/laundry room. Outside are attractive, WELL KEPT COMMUNAL GARDENS to the rear and some residents unallocated parking bays to the front. Close to Bus routes, shops, doctors surgery and local parks.

Location

Forge Close is a cul-de-sac positioned off Pickhurst Lane between The Knoll and Baston Road (Hayes). There are some local shops, Hayes Library, Church and The George Pub in Hayes Street, which are within walking distance. There are a further range of shops in Station Approach including a Sainsbury's Local and Hayes Station, which are about a third of a mile away. Bus services pass along Pickhurst Lane with routes to Hayes and Bromley. Bromley High Street with national stores, Glades Bromley, The Churchill Theatre, various restaurants and other recreational facilities and Bromley South Station are about two miles away.



Ground Floor

Communal Entrance

Security phone system, stairs and lift to first floor

Hallway

Hardwood door, coved cornice, entry phone system, emergency pull cord system, airing cupboard housing hot water cylinder and cold water tank, meter cupboard with hanging rail, large corner cupboard with storage shelves

Living Room

14' 4" x 11' 11" (4.37m x 3.63m) Dual aspect with double glazed window to front and side, E7 heater, coved cornice, recessed spot lights, emergency pull cord system, archway to:

Kitchen

7' 2" x 6' 2" (2.18m x 1.88m) Double glazed window to front, updated with new wall and base units, wood effect textured work surfaces over, drawer unit, two ring electric hob, stainless steel oven, space for fridge/freezer, stainless steel sink with mixer tap, coved cornice, recessed spot lights, under pelmet lighting, matching splash backs and upstands

Bedroom 1

14' 6" x 10' 2" (4.42m x 3.10m) Double glazed window to side, coved cornice, electric heater, emergency pull cord, built in wardrobes, spot lights

Bedroom 2

8' 5" x 7' 0" (2.57m x 2.13m) Double glazed window to side, coved cornice, E7 heater, spot lights, emergency pull cord

Shower Room

6' 8" x 6' 2" (2.03m x 1.88m) Enclosure with wall mounted chrome shower, low level w.c., pedestal wash hand basin with chrome shelf, extractor fan, tiled walls, storage shelf, shaving light, mirrored cupboard, coved cornice, recessed spotlights

Residents Facilities

Communal Lounge

Located on the ground floor with access onto the communal gardens

Laundry Room

Washing Machine and dryer

Guest Suite

Available to rent for visiting family

Outside

Communal Garden

Well kept communal gardens are located to the rear of the development with seating area, lawn, tree and shrub borders

Additional Information

Lease

125 years from 01.01.1986 - To Be Confirmed

Maintenance

£4705.31 Per Annum (2023 budget, adjusted for forecast energy costs) - To Be Confirmed

Ground Rent

£150.00 Per Annum until 31.12.2035. £225.00 per annum until 31.12.2060, £300.00 per annum until 31.12.2085, £375.00 p.a. thereafter - To Be Confirmed

Agents 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. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage