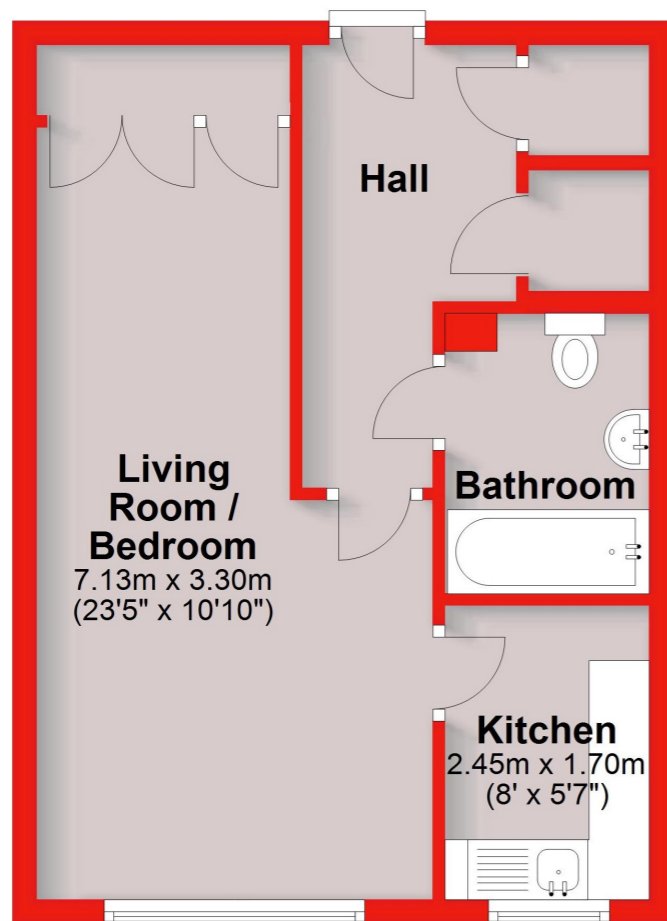


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 36.4 sq. metres (391.4 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.

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 Bromley Office - 020 8460 4166

Flat 11, Andorra Court, 151 Widmore Road, Bromley, BR1 3AE

**£87,500 Leasehold**

- 🔴 Studio Retirement Flat
- 🔴 Modernised and Well Presented
- 🔴 Spacious Living Room/Bedroom
- 🔴 Double Glazing
- 🔴 Ground Floor to Rear
- 🔴 Modern Kitchen with Window
- 🔴 Overlooking Grounds to Rear
- 🔴 Age Restriction 60+, EPC Rating D



## Flat 11, Andorra Court, 151 Widmore Road, Bromley BR1 3AE

This is a well presented and modernised studio retirement flat situated on the ground floor and to the rear of this development for over 60s. The flat has pleasant views over the communal gardens and accommodation comprises, an entrance hall with large built-in storage cupboard, a bathroom with modern white suite, a modern fitted kitchen with window and a good size I-shape living room/bedroom with window overlooking the grounds to the sitting room area and fitted wardrobes to the bedroom area. The property features sealed unit double glazing and a call alarm system. There are the usual communal facilities including resident's lounge, laundry and guest suite.

### Location

Situated about half a mile from Bromley Town Centre. A Marks & Spencer Local and shops in Widmore Green are close at hand while bus stops are situated close by the development on Widmore Road providing access to Chislehurst, Eltham, Sidcup, Bexleyheath and for Bromley, Bromley North Station, Bromley South Station and Beckenham.



### Ground Floor

#### Entrance Hall

Large built in storage cupboard with light, electric meter, entrance phone, built in airing cupboard housing lagged hot water cylinder and cold water storage tank, shelving, electric storage heater.

#### Bathroom

White suite comprising panelled bath with electric shower over, shower screen, tiled walls, pedestal hand basin, low level w.c., plumbing for washing machine, electric wall heater, extractor fan.

#### Kitchen

2.45m x 1.70m (8' 0" x 5' 7") White wall and base units, work top, stainless steel sink and drainer, plumbing for dishwasher, space for fridge/freezer, 1/2 tiled walls, tiled floor, electric cooker point, alarm cord, double glazed window to side with venetian blind.

#### Living Room/Bedroom

7.13m including wardrobes x 3.30m max (23' 5" x 10' 10") (Living Room area) Double glazed windows to side with venetian blinds and views over the gardens.  
(Bedroom Area), Built in wardrobes, alarm cord.

### Outside

#### Communal Grounds

Well maintained grounds with parking area on a first come first serve basis.

#### Tenure

Leasehold - Term of Lease is 99 years from 29th September 1983 (approx. 59 years remaining).  
Service Charge - £2908.36 for the current year.  
Ground Rent - £150.00 per half year.

#### Council Tax

London Borough of Bromley Band B -  
£1516.44 for 2024/25