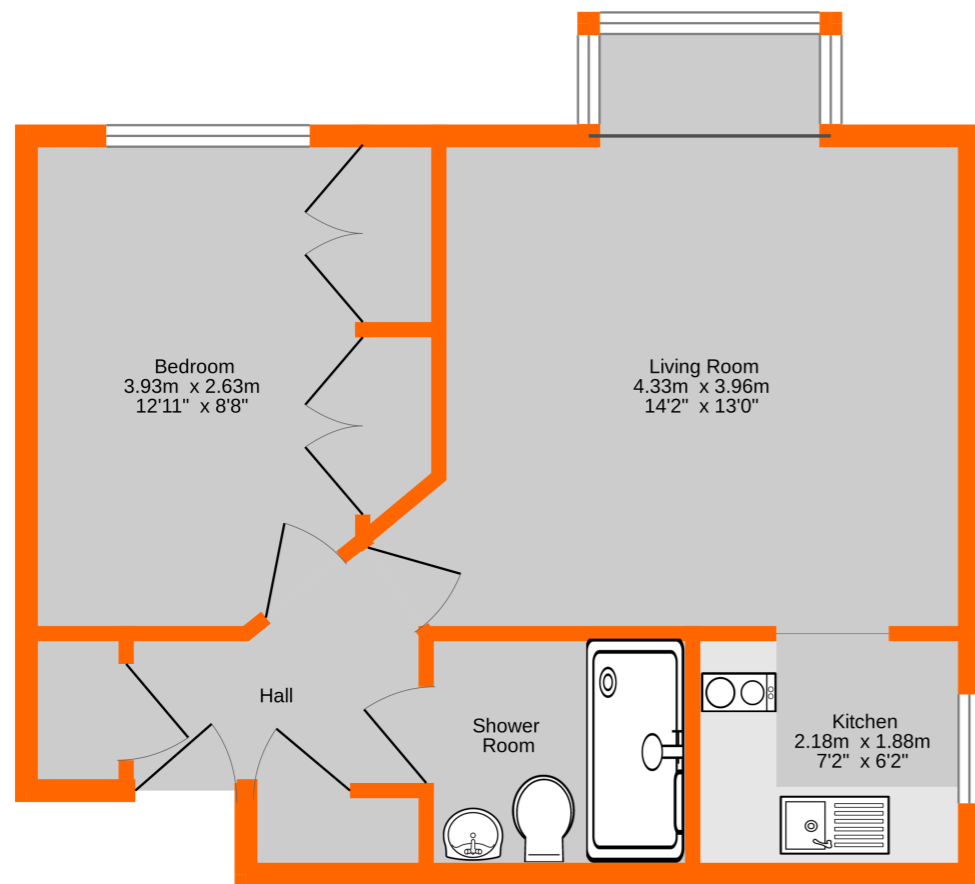


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Top Floor Flat
 43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 43.9 sq.m. (472 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.
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



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

Flat 19 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP
Guide Price £164,950 Leasehold

- Purpose Built Retirement Flat.
- Completely New Bathroom.
- Close To Bus Services & Hayes.
- Lift & Entry Phone System.
- One Bedroom First Floor.
- Close To Shops/Station.
- 14'2" Living Room.
- Communal Facilities.

Flat 19 Hopton Court Forge Close, Hayes, Bromley, Kent BR2 7LP

ONE BEDROOM CHAIN FREE, FIRST FLOOR AGE RESTRICTED RETIREMENT FLAT CLOSE TO HAYES. Offered to the market chain free, is this beautifully presented one bedroom first floor purpose built retirement flat in this popular development in Hayes, within walking distance of Hayes Street and bus services. The larger than average retirement property has a delightful 14'2" x 13' living room with a large bay window from where you can overlook the beautifully kept rear communal grounds, appointed kitchen with wood effect wall and base units and has the benefit of a window being at the end of the block, double bedroom which also overlooks the rear gardens, with two double fitted wardrobes, beautifully appointed and newly installed bathroom with walk in shower room. Security entry phone system, lift to first floor, emergency alarm pull cords, resident warden, communal living room and kitchen/laundry room, attractive well kept communal grounds to rear of the developments with various seating areas and residents parking to front. Ideally positioned for bus routes, local shops and parks, along with the convenience of having a GP surgery next door to Hopton Court.

Location

Forge Close is a cul-de-sac position off Pickhurst Lane close to the junction of Hayes Street. There are local shops in Hayes Street as well as a library, church and The George restaurant/pub. About 0.25 of a mile away in Station Approach, are further shops, coffee shops and Sainsbury's Local and Iceland supermarkets. Hayes Station with services to London Bridge, Charing Cross and Cannon Street is also in Station Approach. Bus services connecting with Hayes, West Wickham, Bromley and Croydon Town centres run along Pickhurst Lane. Busses 119, 138 and the 353 pass close by. Open spaces include Husseywell open space and The Knoll.



Ground Floor

Communal Entrance

Accessed via security entry phone system, stairs and lift to first floor, access to residents lounge and laundry room

First Floor

Hallway

Security entry phone system, coved cornice, airing cupboard housing hot water tank, storage above and electric water pump

Living Room

4.33m x 3.96m (14' 2" x 13' 0") Double glazed bay window to rear, large windowsill overlooking the delightful communal gardens, coved cornice, two electric heaters, emergency pull cord

Kitchen

2.18m x 1.88m (7' 2" x 6' 2") Double glazed window to side, range of fitted wood effect fitted wall and base units with laminate worktops over, space for fridge/freezer, stainless steel sink with mixer tap, electric hob and extractor hood, tiled walls, flooring as laid

Bedroom

3.93m x 2.62m (12' 11" x 8' 7") Double glazed window to rear, electric heater, double built in wardrobes with hanging rails and storage space above, coved cornice, emergency pull cord

Shower Room

2.04m x 1.88m (6' 8" x 6' 2") Newly installed with large walk in shower enclosure with wall mounted shower seat, wash hand basin with chrome mixer tap and storage under, heated towel rail, coved cornice, tiled walls, , extractor fan, emergency pull cord, flooring as laid

Residents Communal Facilities

Residents Facilities at Hopton Court include a large residents lounge with seating area and double doors leading to the communal garden, residents kitchenette with tea making facilities and microwave, communal laundry on the ground floor of the development with washer and dryer, door to communal garden.

Outside

Communal Garden

Residents patio area leading out from the communal lounge, communal gardens enjoying a sunny aspect, beautifully maintained grounds being mainly laid to lawn, mature trees and shrub borders, flower beds, residents storage shed, various residents seating areas.

Residents Parking

Non-allocated residents parking is located to front of development on a "first come first served basis" Further free parking can be found in Forge Close.

Additional Information

Lease

To Be Confirmed

Maintenance

£4,947.00 Per Annum - To Be Confirmed

Ground Rent

£150 per annum - 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 B

