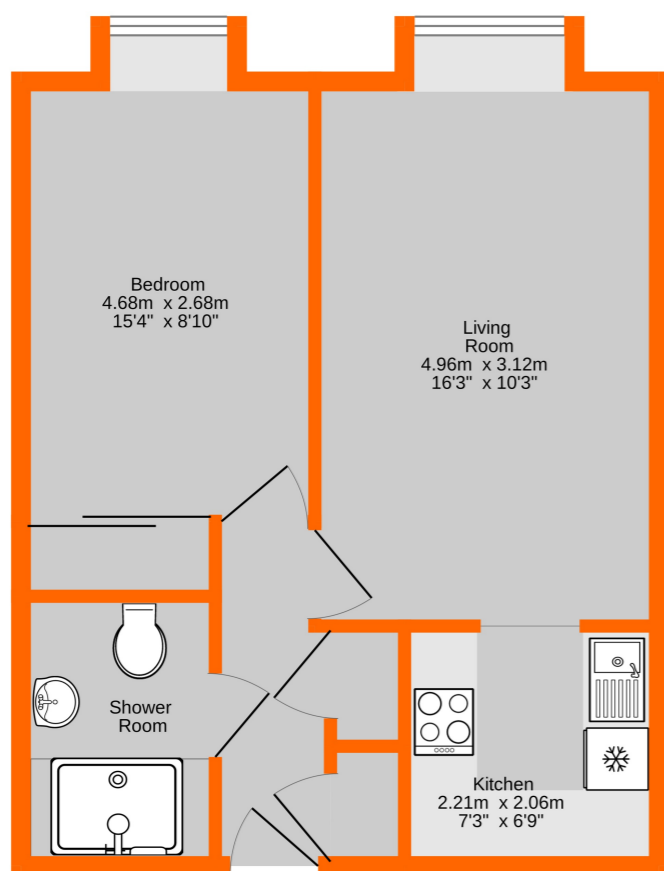


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Top Floor Flat

42.4 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 42.4 sq.m. (456 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplex ©2024

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 Park Langley Office - 020 8658 5588

37 Andreck Court, 2a Crescent Road, Beckenham, Kent BR3 6UL
£100,000 Leasehold

- One bedroom top (3rd) floor flat
- Redeclared and re-carpeted throughout
- Re-appointed shower room with white suite
- Local shops beside development
- Popular age-restricted development
- Modern kitchen accessed from living room
- Communal facilities including lift service
- High street only half mile away

37 Andreck Court, 2a Crescent Road, Beckenham, Kent BR3 6UL

Retirement Flat for residents over 60 in great location for local shops at Oakhill Parade and bus routes along Bromley Road. Following the long term ownership, this top floor flat has been subject to a refresh throughout including decoration and re-carpeting, along with new panelling to the previously remodelled shower room. The kitchen with decent storage and work surface space is open plan to the living room with space for a table and large double glazed window. There are built in wardrobes to the good size bedroom and useful cupboards offer further storage in the hall. The communal facilities include the all-important LIFT service, living room and adjacent kitchen accessing terrace and beautifully kept gardens to the rear, guest suite available at nominal rates and laundry room.

Location

Andreck Court is a popular retirement development for those aged 60+ situated on the corner of Bromley Road and Crescent Road approximately 100 metres from the Oakhill shopping parade. Bus services to both Beckenham and Bromley town centres run along the Bromley Road. Beckenham Junction station (Victoria and The City) is approximately half a mile away and from here there are also tram services to Croydon and Wimbledon.



Second Floor

Entrance Hall

3.07m x 1.03m (10'1 x 3'5) plus large built-in cupboard with trip fuses and high level shelves, further cupboard with Ariston heater for economical hot water having shelves above and useful storage, entryphone with emergency intercom

Living Room

4.96m x 3.12m (16'3 x 10'3) emergency pull cord, modern electric heater, large double glazed window with deep sill, open plan to

Kitchen

2.21m x 2.06m (7'3 x 6'9) base cupboards and drawers beneath work surfaces plus space for fridge, inset single drainer stainless steel sink with mixer tap, 4-ring electric hob with new electric Belling oven beneath, wall panelling back splash above work surfaces, eye level cupboards

Double Bedroom

4.68m max x 2.68m (15'4 x 8'10) includes built-in double wardrobe with sliding doors, modern electric heater, double glazed window with deep sill

Shower Room

2.32m x 1.69m (7'7 x 5'7) full width shower tray with Triton shower and glazed screen, pedestal wash basin with mixer tap, low level wc, wall panelling, extractor fan

Outside

Communal Gardens

with south westerly aspect, well maintained

Parking

residents' and visitors parking spaces to rear



Communal Facilities

Andreck Court

benefits include a lift service, resident house manager, spacious residents' lounge with patio area, kitchen, laundry room and guest suite

Additional Information

Lease

about 147 years remaining - Extended to provide a term from 28 January 2021 to 28 September 2171 - To be confirmed

Ground Rent

£175 per annum until 28 September 2042 - To be confirmed

Maintenance

currently £311pcm - To be confirmed

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

Council Tax

London Borough of Bromley - Band B

