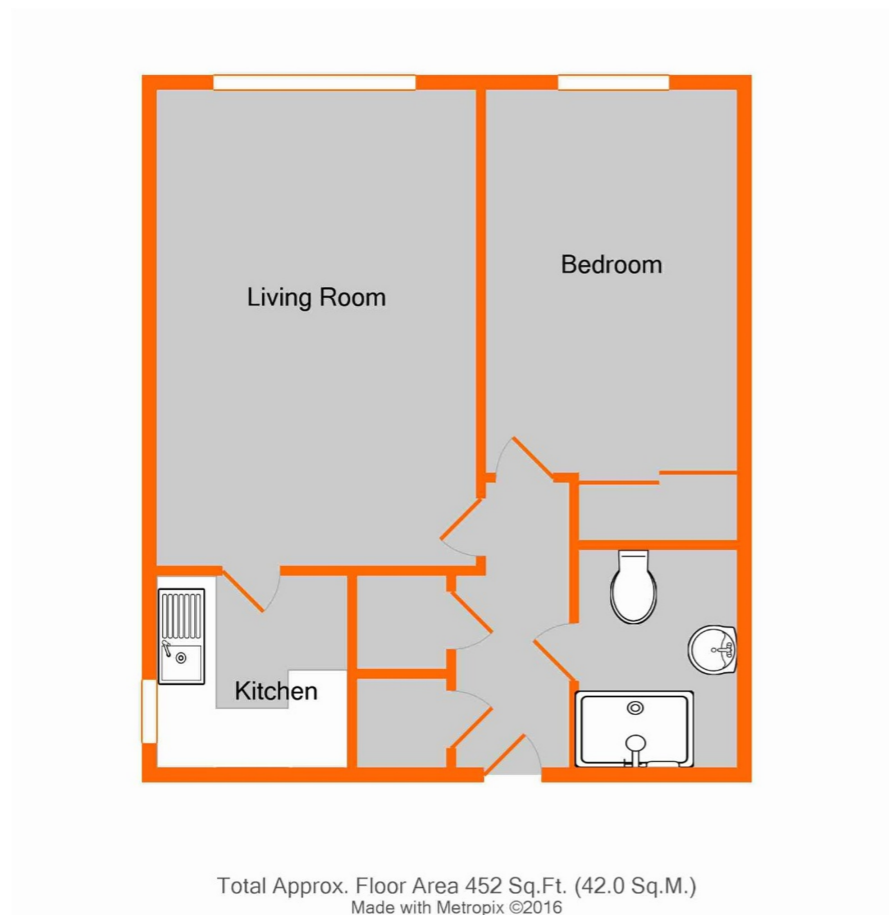


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Park Langley Office - 020 8658 5588

22 Andreck Court 2a Crescent Road, Beckenham, Kent BR3 6UL
£85,000 Leasehold

- Chain free retirement flat (60+)
- Sunny south west aspect
- Living room with door to kitchen
- Short distance to High Street
- Overlooking communal gardens
- Good location near local shops
- Newly installed double glazing
- Resident House Manager

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 MAP Limited 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 Rent4sure Limited 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



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

A popular retirement block of flats, with age restriction of 60+, is sought after for many reasons including the proximity to the Oakhill parade of shops and bus stops outside the development. Andreck Court has been going through refurbishment to include recent and current installation of new UPVc double glazing, automatic front door and there are funds to cover new communal carpets and the upgrade of the emergency pull cord system for residents. The flat is in good decorative order but new buyers may wish to modernise the fittings. Any purchaser searching for a ground floor flat with quiet views over the garden will need to look no further. London Borough of Bromley Council Tax Band B.

Location

Andreck Court is a very popular development situated on the corner of Bromley Road and Crescent Road approximately 100 metres from local shops at Oakhill Parade. Bus services operate along Bromley Road serving both Beckenham and Bromley town centres with Beckenham High Street and Beckenham Junction station about half a mile away.



Ground Floor

Communal Hall

via entryphone security system

Entrance Hall

emergency pull cord, entryphone handset, deep storage cupboard housing electric meter and fuse box, airing cupboard housing hot water cylinder with immersion heater

Living Room

4.95m x 3.35m (16' 3" x 11') emergency pull cord, Economy 7 radiator, windows to rear overlooking communal gardens, glazed door to

Kitchen

2.13m x 2.08m (7' x 6' 10") range of wall and base cupboards and drawers with work surfaces, inset stainless steel sink with mixer tap and drainer unit, space for slot-in electric oven, space for fridge/freezer, wall tiling, vinyl flooring, window to side

Bedroom

4.70m x 2.69m (15' 5" x 8' 10") built-in double wardrobe with sliding doors, emergency pull cord, window to rear overlooking communal gardens

Bathroom

2.39m x 1.83m (7' 10" x 6') shower cubicle with fold down seat and electric shower, pedestal wash basin, low level wc, heated towel rail, electric wall heater, light and shaver point, vinyl flooring, fully tiled walls, emergency pull cord, extractor fan

Outside

Communal Gardens

with south westerly aspect, well maintained

Parking

residents' and visitors parking spaces to rear to

Communal Facilities

Andreck Court

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

Lease Details

Lease

99 years from 1982 - to be confirmed

Ground Rent

£5 per annum - to be confirmed

Maintenance

approximately £231 per month - to be confirmed

Agents Note

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

