



Ibbett Mosely





## Main Road, Biggin Hill, Kent, TN16 3BB

### Offers In Excess Of £200,000 Leasehold

**\* For sale with no onward chain \***

**This self contained newly redecorated two bedroom second floor retirement apartment with new flooring throughout is within a well managed development located a short walk of the shops and amenities in the town**

- Two Bedrooms
- Kitchen
- Communal Parking
- Residents Lounge and Conservatory
- Bath/Shower Room
- Electric Heating
- Communal Gardens
- Reception Room
- Double Glazing
- Guset Suite Available

#### **\*\* FOR SALE CHAIN FREE \*\***

This self-contained second floor two bedroom retirement apartment is available for women over the age of sixty, and for men over the age of 65.

Internally the property has been newly decorated with new flooring throughout.

Ideally located in the top part of the town and is very close to the shops, amenities and public transport.

Tudor Court has a house manager who is able to offer assistance, advise and coordinates any services provided. There is also a twenty four hour emergency call service in place.

#### **LOCATION**

Tudor Court is a short walk of the shops and amenities in Biggin Hill which include a Waitrose Supermarket, a Tesco Express, a doctors surgery, library and swimming pool. There is a bus stop immediately outside the development for buses to Hayes, Orpington, Bromley and the Croydon Tram Link at Addington. M25 access from junction 4.

#### **GROUND FLOOR**

There are several access doors to the development all with external entry phone system opening to the communal halls.

#### **COMMUNAL HALL**

With stair or lift access to the second floor landing.

#### **SECOND FLOOR LANDING**

With front door to the flat.

#### **ENTRANCE HALL**

With night storage heater, meter/cloak cupboard, linen cupboard with hot water cylinder. Hatch to the loft.

#### **RECEPTION ROOM**

With night storage heater and double glazed window. Access to the kitchen.

#### **KITCHEN**

Fitted with base and wall units. Hob, oven, extractor, washing machine, fridge/freezer and sink unit. Part tiled walls and a separate extractor fan.

### BEDROOM ONE

With night storage heater, double glazed window and wardrobe cupboards.

### BEDROOM TWO

With electric panel heater and double glazed window.

### BATHROOM

With a sit in bath, separate shower cubicle, W.C. and hand basin. Tiled walls, electric towel rail, down flow heater, shaver socket and tiled walls.

### OUTSIDE

Residents and visitors communal parking areas. There are communal gardens for the enjoyment of all residents.

### COMMUNAL

Located in the main building you will find the following:

- 1: A residents lounge with kitchen and conservatory: These areas are for the use of all residents to meet and socialise and there are some social functions at various times.
2. There is a guest suite available for visiting family and friends. The House Manager will be able to provide details of the availability.

### COUNCIL TAX

The property is in the London Borough of Bromley and is in band " C " for council tax payments

### SERVICES

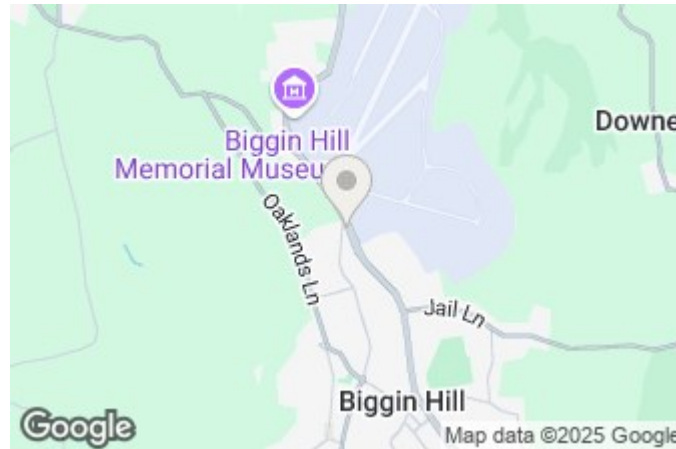
Mains water, electricity and drainage are connected to the flat. There is no gas to the property.

### THE LEASE

The lease is for a period of 125 years from the 22nd of November 1996.

### SERVICE CHARGE

We are advised that the annual service charge from April 2024 for the next financial year is £217.72 per calendar month.



## EPC Rating- C

Tudor Court, Biggin Hill, TN16

Total Floor Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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