



Forge Close

Hayes, Bromley, BR2 7LP

A chain free first floor retirement apartment with lift access



14 Hopton Court

Guide Price: £149,950

CHAIN FREE A bright and freshly decorated one-bedroom first-floor apartment with new carpets throughout, with a lift, in the popular Hopton Court development, that sits on level ground and is ideally located just a short walk from Hayes High Street and station and with bus services just outside.

This well-maintained property offers a spacious 14'4 lounge/diner with leafy views, fitted kitchen with window, double bedroom, and a modern shower room.

Residents enjoy beautifully maintained communal gardens, lounge, laundry room, guest suite, and on-site (9-1pm, 5 days) estate manager.

Close to shops, cafes, bus stops and amenities – perfect for a comfortable retirement lifestyle with great connections to Hayes, Bromley, West Wickham, Croydon and Orpington.

Parking to the front for 5 cars for residents and visitors. Please note there is a Dr's surgery. adjacent

Lease: 79 years remaining; Ground Rent: £150pa; Service Charge: £5,000 pa;
Council Tax: Band B; EPC rating: C

- Freshly decorated throughout – ready to move in
- Bright and spacious 14'4 lounge/diner with box window and leafy views
 - Separate well-appointed kitchen
 - Double bedroom with fitted storage
 - Modern shower room

- Secure entry phone system
- Lift access and on-site house manager
- Communal lounge, laundry facilities, and a guest suite available
- Beautiful, secluded communal gardens
- Offered chain free

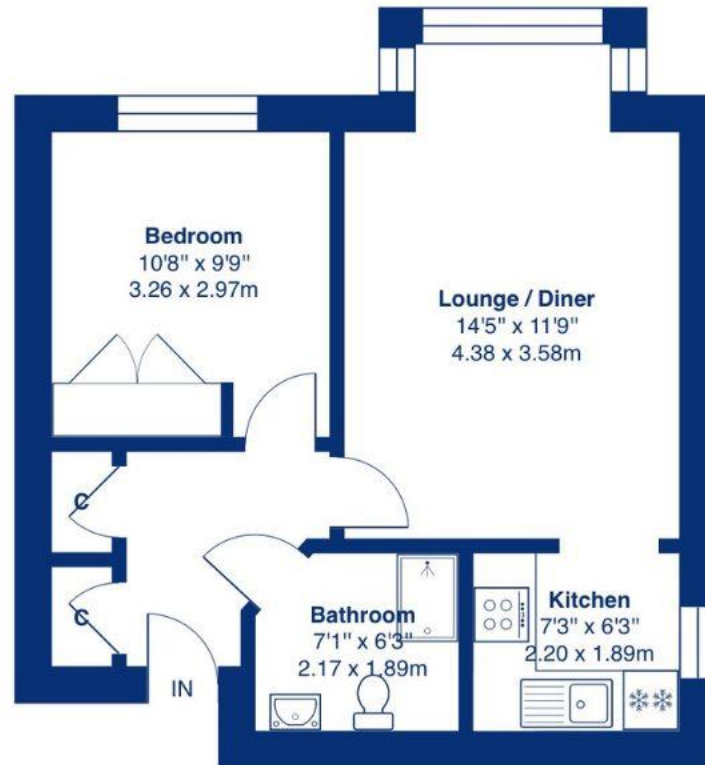






Forge Close, BR2

Approximate Gross Internal Area = 467 sq ft / 43.3 sq m



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



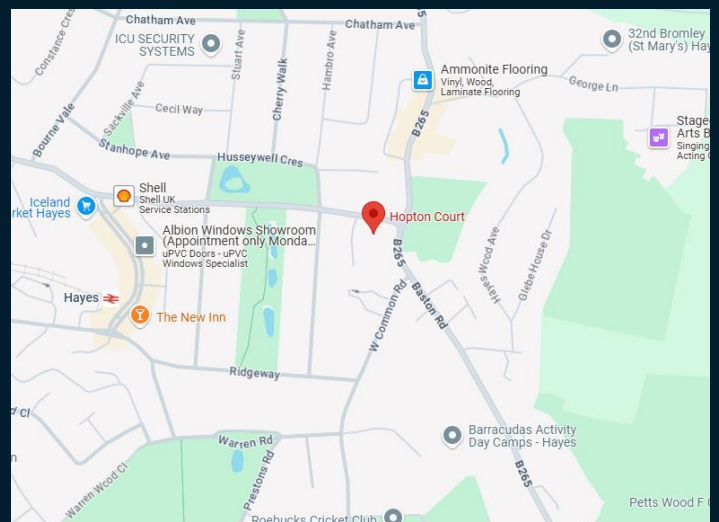
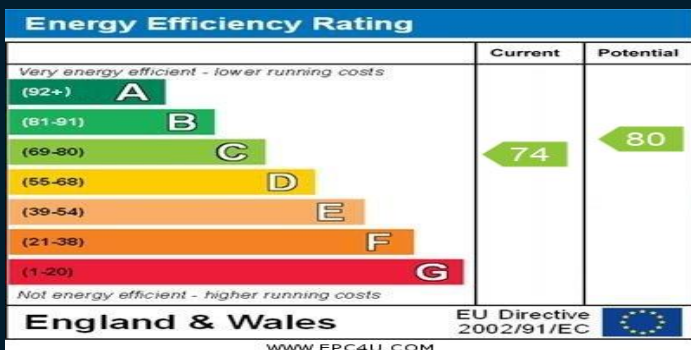
Additional Information

Council Tax Band: B

EPC Rating: C

Location: Hayes, Bromley

Viewing: Via Browne Estates



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