

23 Holmoaks House

47 Bromley Road, Beckenham, Kent, BR3 5PA



PRICE: 85,000

Lease: 99 years from 1983

Property Description:

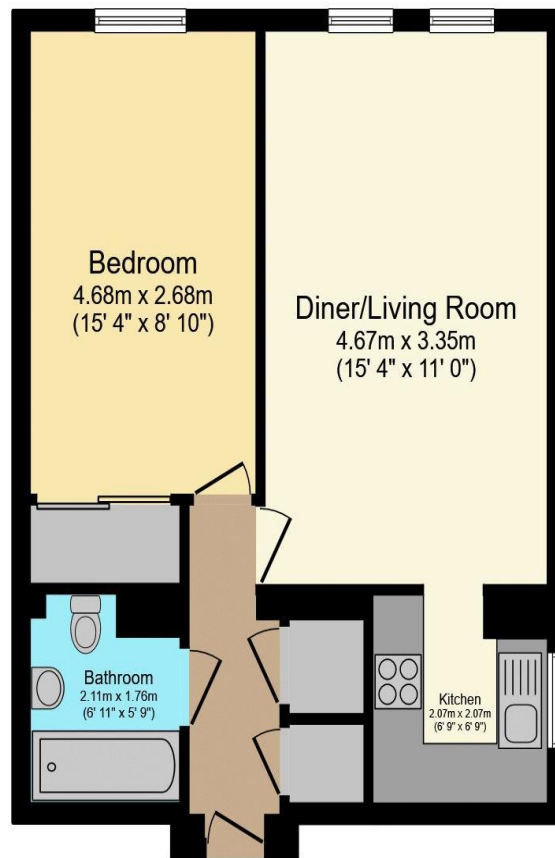
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

Holmoaks House was constructed by Global Homes Ltd and comprises 22 properties arranged over 3 floors, each served by lift. It consists of 18 one bedroom flats and 4 studio flats. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge (studios have lounge/bedroom), kitchen, one bedroom and a bathroom. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Communal Kitchen Area
- ❖ Lift to all floors
- ❖ Door Entry System
- ❖ Gas central heating
- ❖ Guest Room
- ❖ Communal Laundry
- ❖ Visiting Development Manager
- ❖ Lease : 99 years from 1983



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 48.1 sq.m. (518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£120.00

Ground Rent Period Review:

2049

Annual Service Charge:

£4,129.59

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.