



4 Chatsworth Lodge Wickham Court Road

West Wickham, BR4 0LY

£225,000 Leasehold EPC: C

 Maguire Baylis



A stunning one bedroom apartment offered for sale having just been the subject of a complete refurbishment to an exceptionally high standard throughout.

Forming part of a popular retirement block (over 55's only), the property enjoys a fantastically convenient location, being just 'yards' from West Wickham High Street offering a great choice of independent shops, restaurants and coffee shops. Also close by are West Wickham swimming baths, plus the station.

The property, which is situated to the ground floor of the block, provides a lovely outlook to the rear across the attractive communal gardens. Internally, the accommodation comprises: entrance hallway boasting two large built-in storage cupboards; spacious open plan living room and kitchen with a superb range of light grey gloss wall and base units and range of integrated appliances.

The luxuriously appointed shower room features a full width walk-in shower cubicle with digital shower. Underfloor heating has been installed to the main living areas, plus the bathroom, with a wood effect tiling adding to the luxury feel.

Chatsworth lodge is a sought after development and, for those who wish, also provides additional residents facilities including a laundry room, communal lounge, plus guest suite for overnight visitors.

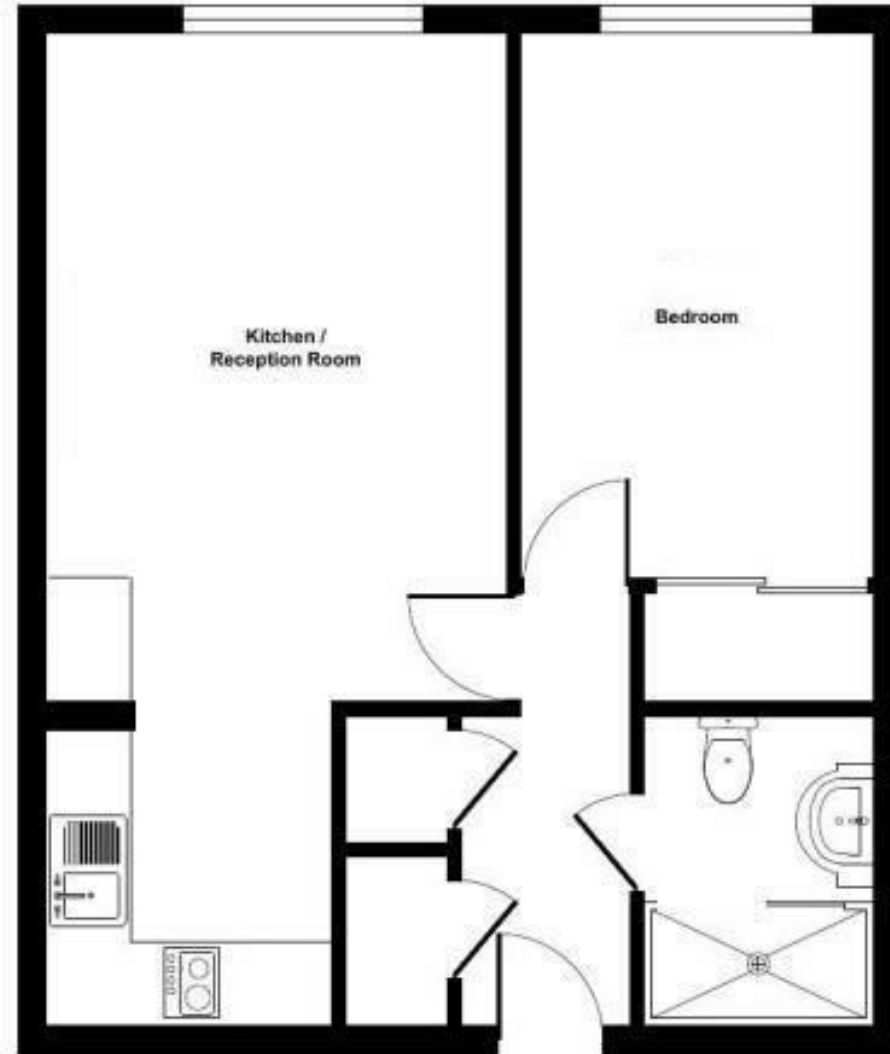


- STUNNING GROUND FLOOR APARTMENT FOR OVER 55's
- GREAT LOCATION - JUST 'YARDS' FROM THE HIGH STREET
- NEWLY REFURBISHED THROUGHOUT TO AN EXCEPTIONALLY HIGH STANDARD
- OPEN PLAN LIVING ROOM / KITCHEN
- KITCHEN FITTED WITH STYLISH GREY UNITS & INTEGRATED APPLIANCES
- LUXURY SHOWER ROOM WITH WALK-IN SHOWER
- SPACIOUS DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- UNDERFLOOR HEATING TO LIVING AREAS & SHOWER ROOM
- POPULAR BLOCK WITH GREAT COMMUNAL FACILITIES
- CHAIN FREE SALE \*\* EPC: BAND C



Approximate Area = 460 sq ft / 43 sq m

For identification only - Not to scale



## COMMUNAL HALLWAY

### ENTRANCE HALLWAY

Tiled flooring with underfloor heating; two large built-in storage cupboards.

### LOUNGE

16'3 x 11' (4.95m x 3.35m)

Double glazed window to rear; tiled flooring with underfloor heating; open plan to kitchen.

### KITCHEN AREA

7'4 x 6'9 (2.24m x 2.06m)

Re-fitted with a brand new range of light grey gloss wall and base units with worktops to two walls; inset sink unit; built-in electric oven and hob; integrated fridge/freezer and dishwasher. Part tiled walls; tiled flooring with underfloor heating; extractor fan.

### BEDROOM

13' x 8'9 (3.96m x 2.67m)

Double glazed window to rear; built-in mirror fronted double wardrobe; electric programmable radiator.

### SHOWER ROOM

With a brand new stylishly appointed suite comprising full width walk-in shower cubicle with digital shower; fitted wash basin/vanity storage under; WC; part tiled walls; tiled flooring with underfloor heating; extractor fan.

### COMMUNAL FACILITIES

The residents of Chatsworth Lodge enjoy use of a residents lounge, which provides access to the gardens. there is also a laundry room for residents use with washing machines and tumble dryers.

A guest suite can also be booked for a small fee for residents visitors to stay overnight.

## GARDENS

Well kept and secluded communal gardens to rear. Laid to lawn and surrounded by mature evergreen trees providing an attractive outlook.

## PARKING

Residents car parking to front.

## LEASE & MAINTENANCE

LEASE - 99 years from 1986 (approx 62 years remaining)

MAINTENANCE - We are advised that the service charge for the period 01/04/23 to 31/03/24 is £3,272.04

GROUND RENT - £255

## COUNCIL TAX

London Borough of Bromley - Band C



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.