



ASKING PRICE

**£155,000**

**Forge Close**

, BR2 7LP

## PROPERTY SUMMARY

Retirement Home - ONE bedroom first floor apartment - situated close to Hayes old village and High Street - excellent transport links to Bromley, Beckenham, Croydon and London - close to doctors' surgery - warden assisted -walking distance to local parks and mainline Hayes station - chain free

Hayes is a modern suburban area nestled between Bromley, West Wickham and Coney Hall with excellent transport links into Central London from Hayes Station. Station Approach is a bustling haven of coffee shops, mini supermarkets, restaurants, as well as a post office, with further smaller shops in Old Hayes; the old village area on Hayes Street. There are several green spaces to enjoy and the town boasts a number of OFSTED highly rated primary and secondary schools. EPC - C

1



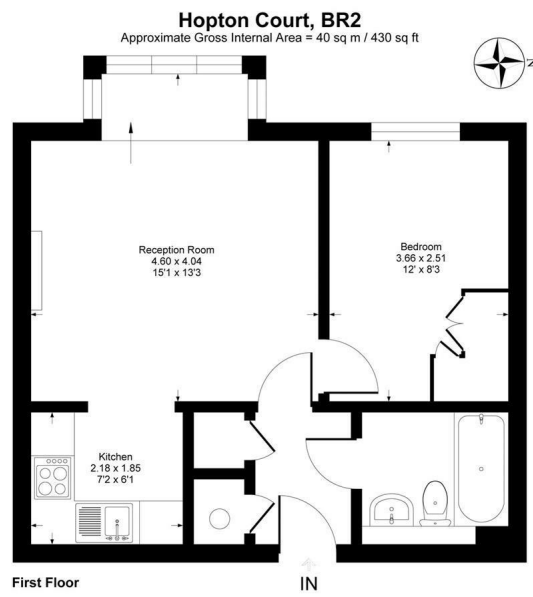
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

Ground Floor

1

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1

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1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC RATING:**      **COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Sinclair** **Hammelton**

**OFFICE ADDRESS**  
57 Station Approach  
Hayes  
Kent  
BR2 7EB

**OFFICE DETAILS**  
020 8462 0360  
infohy@sinclairhammelton.co.uk