

**Beckenham/Bromley**

143b Westmoreland Road  
Bromley  
Kent BR2 0TY

**T:** 020 8464 3030  
**E:** parklangley@edmund.co.uk



**Offices also at:**

**Green St Green**  
**T:** 01689 850136

**Orpington**  
**T:** 01689 821904

**Petts Wood**  
**T:** 01689 819991

**Lettings**  
**T:** 01689 850983



**48 Andorra Court, 151 Widmore Road, Bromley, Kent, BR1 3AE**

**LEASEHOLD**

**OFFERS OVER £50,000**

Bright second floor retirement studio with lift service, in a highly desirable development just a short stroll from central Bromley with all its shops, restaurants, The Glades shopping centre, library and both Bromley North and South train stations. The flat enjoys elevated views from the separated living area, a defined bedroom space with generous fitted wardrobes, fitted kitchen and bathroom. Residents benefit from lift access, on site manager, off-street parking, well kept communal gardens with summerhouse, residents' lounge, laundry room, and guest accommodation for visiting family. Secure, sociable and superbly located, an excellent opportunity for low maintenance retirement living.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>79</b> <b>81</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

- LIFTS TO ALL FLOORS
- FITTED KITCHEN
- ON SITE MANAGER
- BUS LINKS OUTSIDE & LOCAL SHOPS INCLUDING M&S AT BP

- LOUNGE & BEDROOM AREAS
- BATHROOM
- CLOSE TO BROMLEY TOWN CENTRE
- COMMUNAL LOUNGE WITH KITCHENETTE, LAUNDRETTE & GUEST ROOMS

### Directions

From Bromley Town Centre proceed along Widmore Road and Andorra Court is located on the left hand side opposite Wanstead Road.

### COMMUNAL ENTRANCE

Automatic opening communal door operated by secure entry phone system.

### COMMUNAL FACILITIES

Communal lounge with ample seating and kitchenette, cloakroom, two guest rooms, managers office, laundry room, stairs and lift.

### ENTRANCE HALL 12'4 x 5'3 (3.76m x 1.60m)

Hard wood front door leads into entrance hall with cloaks and airing cupboards, wall mounted alarm call unit, electric heater and secure entry phone handset.

### LOUNGE AREA 13' x 10'3 (3.96m x 3.12m)

Double glazed window to rear, wall mounted electric heater and alarm pull cord.

### BEDROOM AREA 8'1 x 7' (to wardrobes) (2.46m x 2.13m (to wardrobes))

Set of fitted wardrobes to rear and alarm pull cord.

### FITTED KITCHEN 8'1 x 5'6 (2.46m x 1.68m)

Double glazed window to rear and wood effect vinyl flooring. Range of wall and base units with work surfaces over and local tiling, stainless steel sink with drainer, space and point for free standing electric cooker and space for tall fridge freezer.

### BATHROOM 7'7 x 5'6 (2.31m x 1.68m)

Panel bath with shower mixer tap and fully tiled walls, low level WC, pedestal wash hand basin with mirror, light and electric shaver point over. Chrome towel warmer, alarm pull cord, extractor fan, wall mounted electric heater and wood effect Vinyl flooring.

### COMMUNAL GROUNDS & PARKING

Well kept communal grounds to front, sides and rear with parking and summer house.

### LEASE & CHARGES

Services charges are approximately £242 per month which includes the ground rent. We have been informed the lease has approximately 56 years remaining.

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 36sqm (Approx 388sqft)

### COUNCIL TAX BAND 'B'