



## 84a Croydon Road, West Wickham, Kent BR4 9HY

**Leasehold**

**Offers In Region Of £180,000**

CASH BUYERS ONLY Spacious 'chain free' two bedroom maisonette located above the shops in Coney Hall. Comprises 17'1 x 12'10 lounge/diner, master bedroom with fitted wardrobes, second bedroom, fitted kitchen and bathroom. The property is centrally heated via Vaillant combination boiler and has Fujitsu air conditioning units to lounge/diner and master bedroom. Easy access to shops and transport links make this an attractive purchase, however as the lease has approximately 69 years remaining it is available to CASH BUYERS ONLY

## Property Features

- CASH BUYERS ONLY
- FITTED KITCHEN
- TWO BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING
- 17'1 x 12'10 LOUNGE/DINER
- BATHROOM
- 69 YEAR LEASE
- AIR CONDITIONING
- CLOSE TO SHOPS & TRANSPORT LINKS

## Property Description

### ENTRANCE HALL

8' 10" x 3' 11" (2.69m x 1.19m)

Composite front door leads into entrance hall with radiator, wood flooring and stairs up.

### HALLWAY

24' x 5' 8" (7.32m x 1.73m) MAX

Picture rail, radiator, storage cupboard and loft access hatch.

### LOUNGE/DINER

17' 1" x 12' 10" (5.21m x 3.91m) INTO BAY

Double glazed bay window and double glazed window to front. Coving, radiator, wood flooring, wall mounted Fujitsu air conditioning unit and gas coal effect feature fireplace.

### BEDROOM ONE

12' 9" x 10' 10" (3.89m x 3.3m)

Double glazed window to rear, radiator, wood flooring, wall mounted Fujitsu air conditioning unit and three fitted double wardrobes.

### BEDROOM TWO

9' 5" x 7' 11" (2.87m x 2.41m)

Double glazed window to rear, picture rail, radiator, wood flooring and cupboard housing Vaillant combination boiler.

### FITTED KITCHEN

6' 3" x 5' 10" (1.91m x 1.78m)

Double glazed window to side. Range of wall and based units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, integrated four ring Zanussi gas hob with electric over below and extractor hood over. Space and plumbing for washing machine and space for under counter fridge.





**BATHROOM**

Opaque double glazed window to side, fully tiled walls, radiator and extractor fan. Panel bath with central shower mixer tap, wall mounted wand and shower over. Low level WC, wash hand basin with mono bloc mixer tap on vanity unit with storage below and mirror, light, electric shaver point and glass shelf above.

**LEASE & CHARGES**

We have been informed that the lease is for 99 years from 1991 with approximately 69 years remaining and the last annual service charge was £764.73.

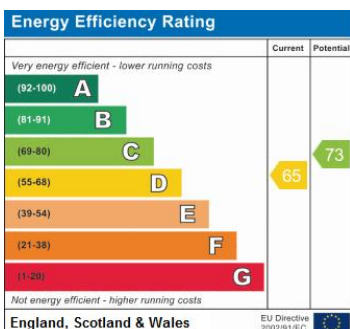
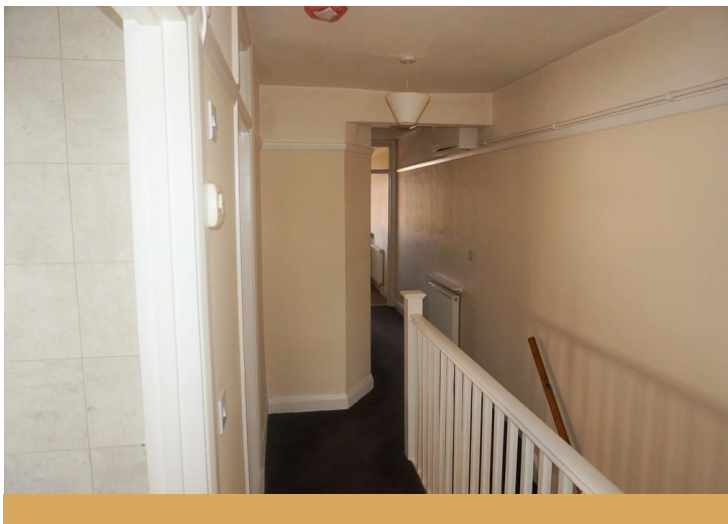
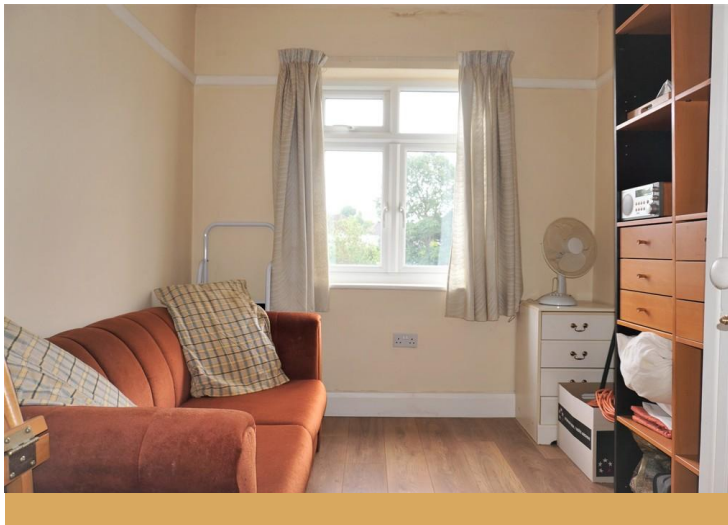
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 62sqm (Approx 667sqft)

**COUNCIL TAX BAND 'C'**

**DIRECTIONS**

From West Wickham Station turn left into Station Road and continue to the traffic lights. Turn left into Glebe Way and then go straight on at the roundabout into Croydon Road. The property is located above far end of the parade of shops on the right hand side and is accessed via the rear.





**Local Authority:** Bromley London Borough Council  
**Council Tax Band:** Band C  
**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements. Full EPC Certificate available upon request.