



## **Andorra Court, Widmore Road, Bromley, Kent BR1 3AE**

**Leasehold**

**£110,000**

'Chain Free' second floor retirement apartment with an extended lease of 151 years, serviced by a passenger lift just a short distance from central Bromley with bus services outside, M&S local and local shops nearby. Comprising spacious 16' 1" x 11' lounge with views over the communal grounds, fitted kitchen with easy open window handle, double bedroom with range of fitted wardrobes, and bathroom. Additional benefits include parking, communal garden with summerhouse, on-site manager, laundry room and the residents enjoy the use of a communal lounge. Overnight accommodation for visiting guests is also available.

## Property Features

- EXTENDED 151 YEAR LEASE
- 16' 1" x 11' LOUNGE
- FITTED KITCHEN
- CHAIN FREE
- CLOSE LOCAL SHOPS
- ON-SITE MANAGER & LAUNDRY ROOM
- BEDROOM WITH FITTED WRADROBES
- LARGE COMMUNAL LOUNGE
- COMMUNAL GROUNDS
- BUS STOPS OUTSIDE

## Property Description

### COMMUNAL ENTRANCE

Communal door with secure entry phone system, communal lounge and seating area, guest rooms, managers office, laundry room, stairs and lift to all floors.

### ENTRANCE HALL

10' x 4' 1" (3.05m x 1.24m)

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset, wall mounted call system, airing cupboard, cloaks cupboard and wall mounted electric heater.

### LOUNGE

16' 1" x 11' (4.9m x 3.35m)

Double glazed window to side overlooking communal grounds, wall mounted electric heater, TV aerial and telephone points.

### FITTED KITCHEN

6' 8" x 6' 8" (2.03m x 2.03m)

Double glazed window to side with easy open handle. Range of wall and base units with work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, space and point for electric cooker and space for tall fridge freezer.

### BEDROOM

12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window to side overlooking the communal grounds and wall mounted electric heater. Range of fitted wardrobes and high level storage with beside cabinets and lights. Padded seat with storage drawers under.

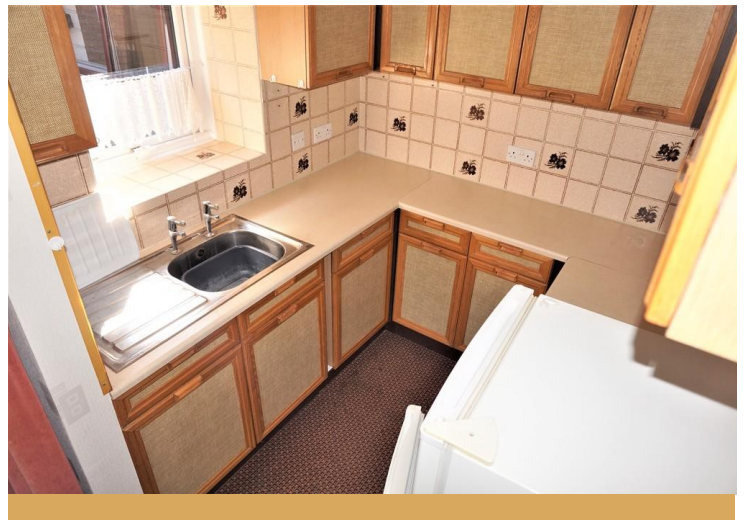
### BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

Panel bath with shower mixer tap, low level WC and pedestal wash hand basin with glass shelf, mirror, light and electric shaver point over. Fully tiled walls mirrored bathroom cabinet and chrome towel warmer.

### COMMUNAL GROUNDS

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





**LEASE & CHARGES**

We are told the services charge is £2343.96 per annum which includes the ground rent. We have been informed the lease has been extended with approximately 151 years remaining.

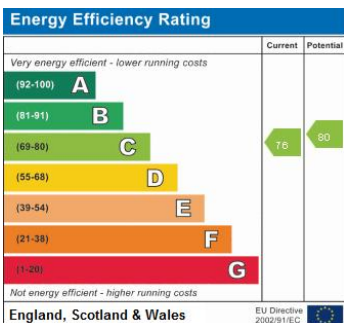
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 44sqm (Approx 474sqft)

**COUNCIL TAX BAND 'C'**

**DIRECTIONS**

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



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**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.