

# Flat 9, Challoner Court

224 Bromley Road BR2 0AB





**Flat 9, Challoner Court** is an attractive North West-facing TWO bedroom retirement apartment on the first floor of the development with a balcony overlooking the front gardens. The property is in excellent condition with a newly refurbished bright modern kitchen with ample storage and new appliances (Lamona oven and hob, Beko fridge-freezer and Hotpoint Washer).

The airy lounge has sliding doors leading to the balcony, which catches the evening sun. The master bedroom is large with fitted wardrobes and storage with a newly refurbished ensuite bathroom and shower. The second bedroom can be used as a reception room or dining room as it has folding doors leading to the main living room. The guest bathroom has been recently refurbished with a walk-in shower. New carpets and flooring have been laid throughout.



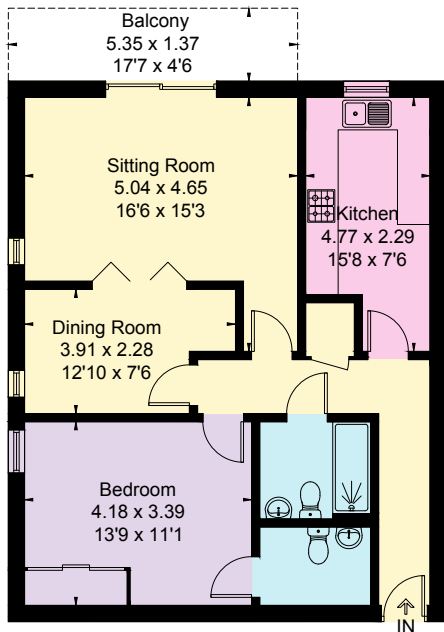


**Challoner Court** is a well-maintained development, under the supervision of a resident house manager and his team and is ideally located on the Bromley Road. It is close to Shortlands National Rail service, which provides 25-minute access to Central London. There are numerous local bus routes and there are parks, golf courses, amenity shops and restaurants nearby.

Challoner Court benefits from on-site parking and south-facing landscaped communal gardens that receive sunlight throughout the day. Newspapers are delivered daily to apartments and the pharmacy delivers medication on request.

**Accommodation:**

- Lounge /dining room
- Newly fitted kitchen with cupboards and dining area
- Master bedroom with sockets, fitted cupboards and ensuite bathroom with WC and wash hand basin
- Second bedroom/dining/reception room with sockets
- Guest bathroom with walk-in shower, WC and wash hand basin
- Pull cord alarms throughout
- Resident house manager
- Lifts x 2
- Landscaped gardens
- Communal drawing room, guest suite and hairdressing facilities available to residents
- Guest Parking available for priority use by residents



First Floor



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Approximate gross internal area: **70 sq m / 753 sq ft**

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Leasehold length: **99 years commencing 29th September 1986**

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Ground rent: **£60 p.a. fixed for term**

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Local Authority: **London Borough of Bromley (Band D)**

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Energy Performance Rating: **C77**

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Price:  
**£335,000**

**For viewings, please contact the House Manager:**

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