



homezone

£100,000 Leasehold

**33 Andreck Court 2a
Crescent Road**

Beckenham, BR3 6UL

- SECOND FLOOR RETIREMENT FLAT
- WARDEN ASSISTED
- ONE BEDROOM
- GOOD SIZE LOUNGE
- FITTED KITCHEN
- BATHROOM
- GOOD STORAGE SPACE
- COMMUNAL FACILITIES
- CHAIN FREE SALE
- EPC - BAND C



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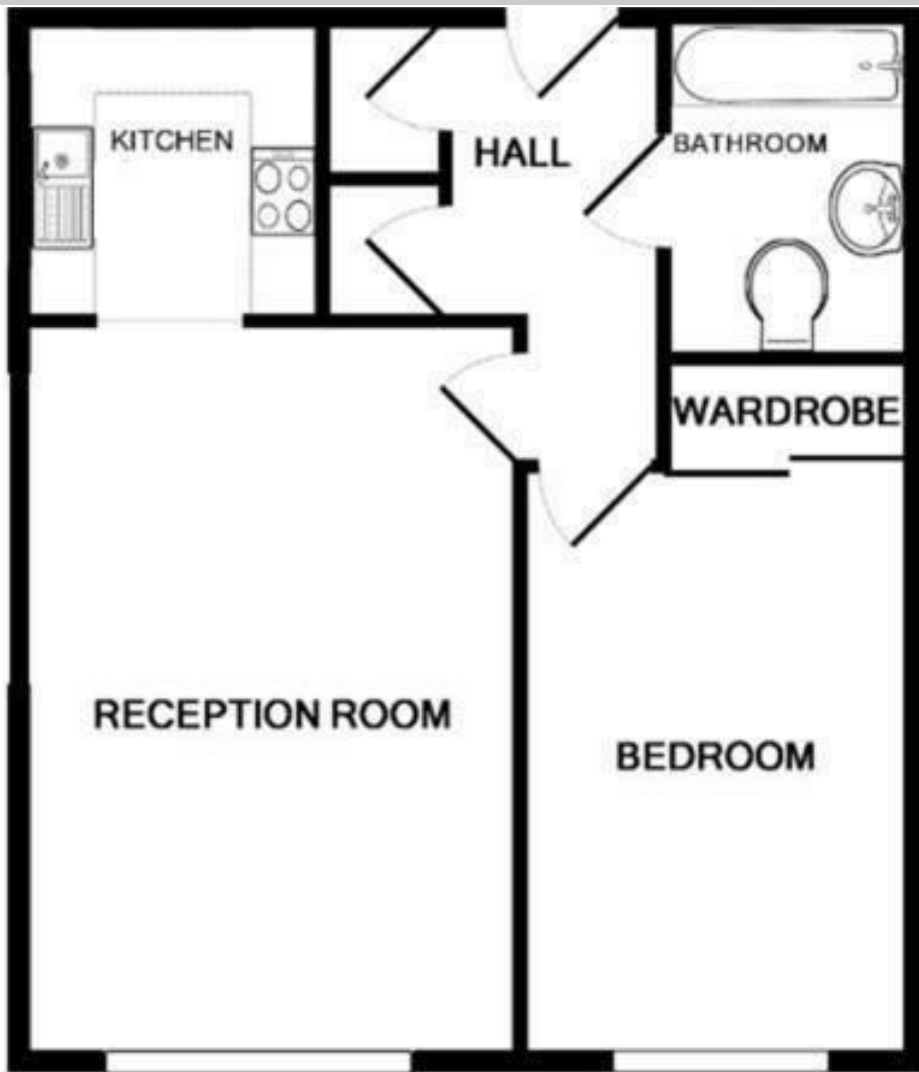
A one bedroom second floor warden assisted retirement flat forming part of a popular block, conveniently located on the corner of Crescent Road and Bromley Road, and offered for sale on a chain free basis.

The property, which will require some updating, comprises a good sized 16' living room with an aspect to the front; double bedroom with built-in wardrobe; fitted kitchen; bathroom; hallway with useful storage.

This well kept and managed block also provides the usual communal facilities associated with a retirement development which include a guest suite, laundry, lounge, kitchen and gardens with sun terrace, lift service and on-site award winning (2017) warden!

Crescent Road is situated within easy reach of Beckenham High Street and close by to a range of local shops and bus routes in Bromley Road.

Offered to the market on a chain free basis, minimum age requirement 60 years.



TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

COMMUNAL HALLWAY

Protected by entryphone system. The wardens office is located by the entrance doorway. stairs or lift to second floor.

ENTRANCE HALL

Good size built-in storage/coats cupboard, plus further built-in airing cupboard, storage heater.

LOUNGE

16'2 x 10'2 (4.93m x 3.10m)

Double glazed window to front, storage heater, open plan to:

KITCHEN

7'3 x 6'9 (2.21m x 2.06m)

Fitted with a range of wood effect wall and base units with worktops to three walls, electric cooker, vinyl flooring, part tiled walls.

BEDROOM

13' x 8'9 (3.96m x 2.67m)

Double glazed window to front, storage heater, built-in double wardrobe with sliding doors.

BATHROOM

Suite comprising panelled bath, pedestal wash basin, WC, vinyl flooring, tiled walls, extractor fan, heated towel rail.

COMMUNAL FACILITIES

The residents have use of a communal lounge, laundry room and gardens with sun terrace. There is also a guest suite for residents visitors to use for a small charge of £8/night.

PARKING

Residents car park at rear. Not allocated.

LEASE & MAINTENANCE

LEASE - Approx 62 years left to run.

MAINTENANCE - Currently £3010 pa

GROUND RENT - £10 pa

AGENTS NOTE

Under the terms of the lease, no pets are permitted within Andreck Court. Over 60's only.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.