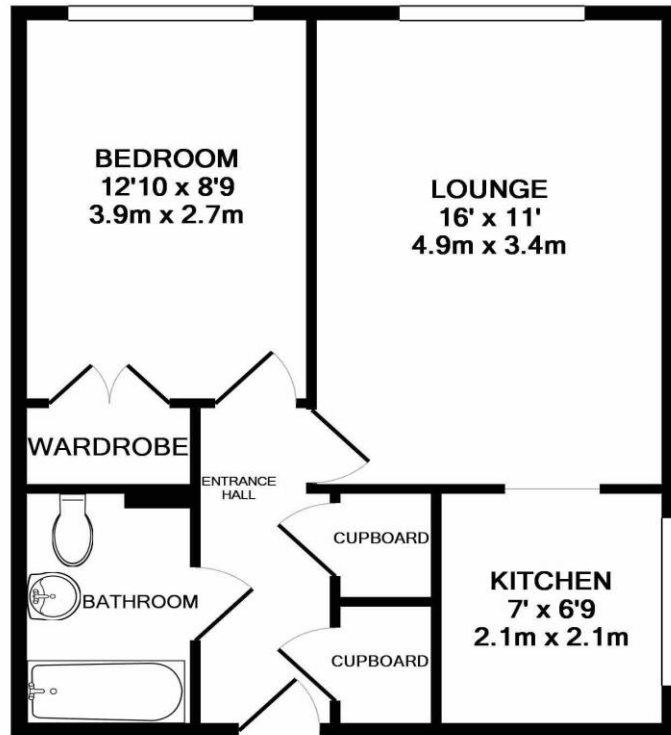


Andorra Court, Bromley | £105,000 Leasehold

This second floor one bedroom retirement flat is situated in the ever popular Andorra Court development that has an enviable position being a short 10 minute walk to Bromley town centre with its wide array of shops and restaurants. This is a warden assisted development five days a week and there are restrictions on age as all residents must be over 60. This property does require a degree of updating but has had a modernised kitchen installed in recent years and benefits from views over the cricket grounds to the rear of the development. There is a lift service to all floors in Andorra court and of particular note are the communal laundry room and the bright and spacious communal lounge where residents and family members meet to socialise. There are communal gardens for the residents to enjoy and in our opinion this property has been priced to sell, view strictly via appointment.



- Communal Residents Lounge
- Laundry room
- Lift to all floors.
- Recently fitted kitchen
- Retirement development
- Second floor



ENTRANCE HALL

LOUNGE 16.0 x 11'0 (4.88 x 3.35)

KITCHEN 7.0 x 6.9 (2.13 x 2.1)

BEDROOM 12.1 x 8.9 (3.69 x 2.71)

BATHROOM

RESIDENTS LOUNGE

LAUNDRY ROOM

COMMUNAL GARDENS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.