



## Widmore Road, Bromley | £109,995 Leasehold

This one bedroom second floor retirement flat is in a well respected development situated only a short walk from Bromley town centre and all local amenities including bus routes, shops and even a local doctors surgery. This property does require some updating to realise its full potential however we feel is keenly priced to reflect this and the vendors are looking for a quick uncomplicated sale. The accommodation briefly comprises a large lounge / diner, kitchen, double bedroom and bathroom and it also benefits from a residents lounge on the ground floor and a communal laundry room. Residents in Andorra Court must be over 55 years of age and be capable of independent living which is subject to a brief assessment. Viewing is strictly via the vendors sole agents by appointment.



- Close to local transport
- Communal Residents Lounge
- One bedroom
- Requires updating
- Retirement development
- Short walk to Bromley town centre

Hallway

Lounge / Diner 16'1 x 10'10 (4.9 x 3.3)

Kitchen 6'9 x 6'7 (2.06 x 2.01)

Bedroom 13'1 x 8'11 (3.99 x 2.72)

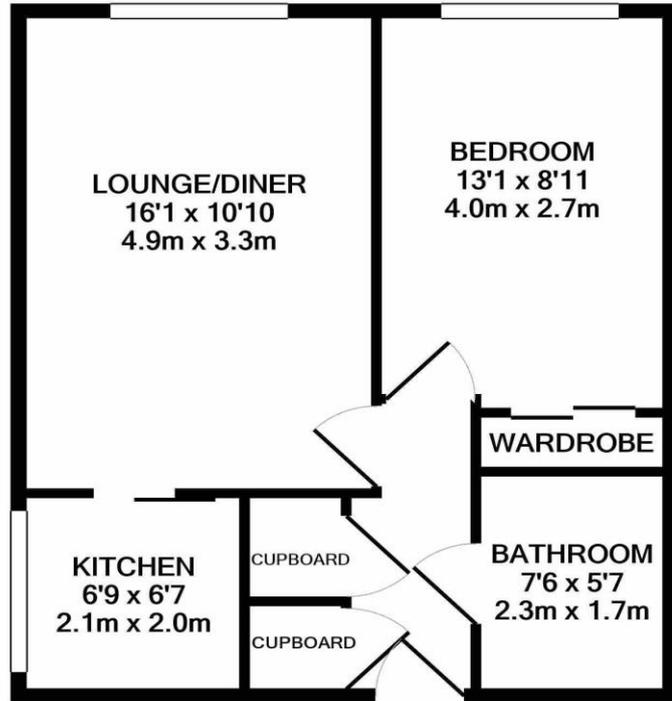
Bathroom 7'6 x 5'7 (2.29 x 1.7)

Residents Lounge

Laundry Room

Communal Gardens

Directions: From our Bromley office turn right towards the town centre and Andorra Court is on the right hand side before the BP garage.



TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

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			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
<b>UK</b>	EU Directive 2002/91/EC		<b>UK</b>	EU Directive 2002/91/EC	

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