



## 1 bed apartment to buy in BR4

Addington Road, West Wickham, West Wickham, BR4 9BN

**£80,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Ground Floor Retirement Flat
- ✓ Well Presented Throughout
- ✓ Bright 16'2 Lounge
- ✓ Double Bedroom With Fitted Wardrobes
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Peacefully located on the ground floor of Beaumont Lodge, is this well-presented retirement flat. This apartment benefits from works that have taken place over recent years, including an attractive fitted kitchen, a spacious open plan lounge/diner, and a separate bathroom. The double bedroom has built-in wardrobes, and there is further storage in the hallway. With many communal features, this conveniently located flat in this friendly retirement development needs to be seen to be appreciated.

### Location

Beaumont Lodge can be found on Addington Road, where it meets Glebe Way, in West Wickham. Local shops and the Co-Op Food store are within very easy reach, as are bus routes into Bromley and Croydon town centres. The Doctors surgery is also close by. For full directions please see the map or contact Allen Heritage Estate Agents.

### Communal Features

The hallways, stairwells and common parts of Crittenden Lodge are regularly cleaned and maintained to a high standard. There is a residents' lounge [which has kitchen facilities] where coffee mornings and the like are held, and there is a laundry room with washing and drying facilities. There are well-kept communal gardens, a residents' guest suite where family and friends can stay [bookable with the manager at a very reasonable nightly rate] and a residents' car park at the rear.

### The Accommodation

Hall 3.07m (10'1") x 1.04m (3'5")  
Lounge/Diner 4.95m (16'3") x 3.23m (10'7") max  
Kitchen 2.13m (7') x 2.05m (6'9")  
Bedroom 3.95m (13') x 2.59m (8'6")  
Bathroom 2.33m (7'8") x 1.83m (6')

EPC Rating: C

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 61

Annual Ground Rent Amount: £225.00

Annual Service Charge Amount: £4,864.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: On Street, Residents

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

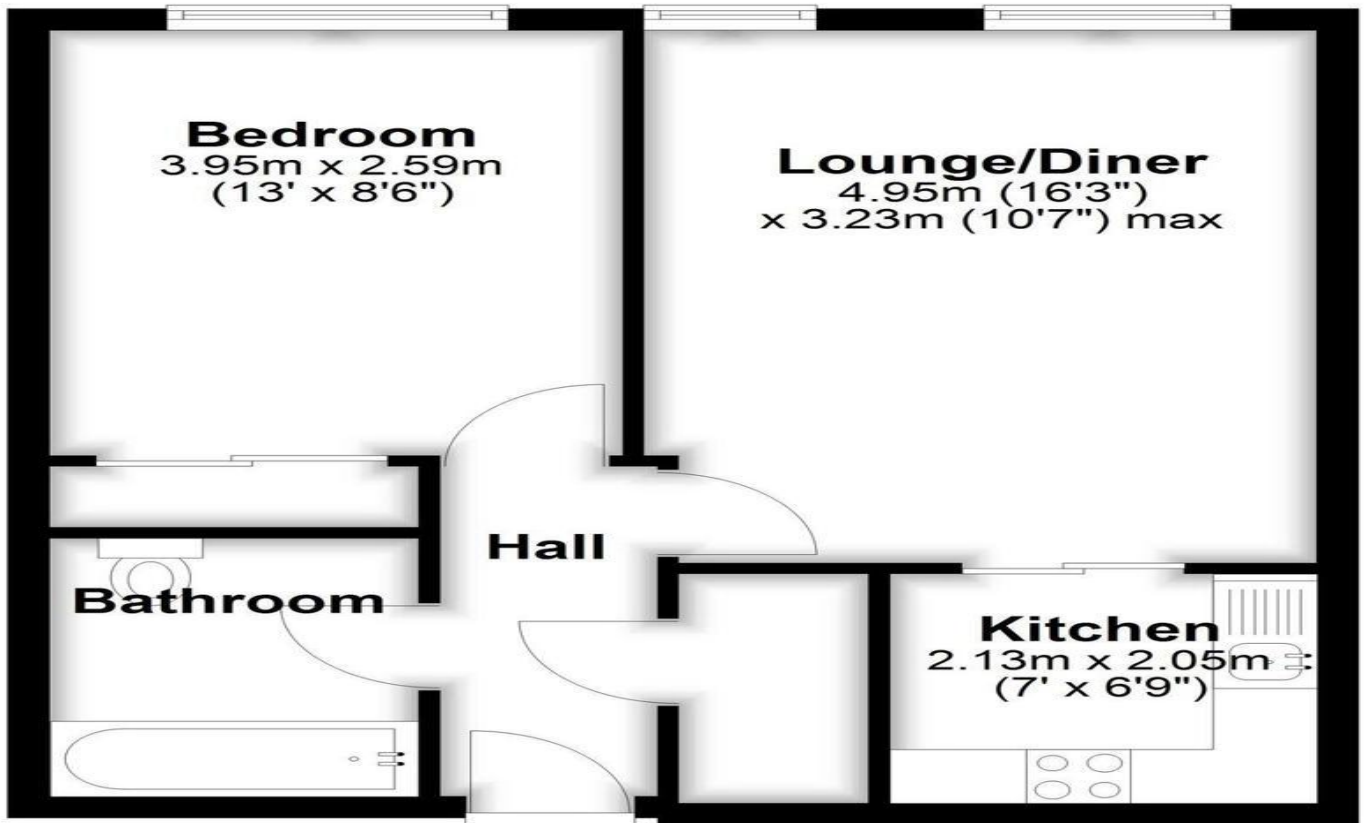
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Addington Road, West Wickham, West Wickham, BR4 9BN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

