

Robert Vincent

West Wickham
Offers Over £85,000

1 bedroom flat for sale | Leasehold **SOLD**

A rarely available and exceptionally well-presented one-bedroom ground-floor retirement apartment, located within the sought-after Coney Hall area.
Priory Lodge is an age-restricted development, and purchasers must be aged 60 years or over.
The apartment is conveniently positioned close to local amenities, including the shops on Coney Hall Parade, with a bus stop directly outside the development providing regular services to Bromley and Westerham.

Additional benefits include emergency pull cords in every room, a communal residents' lounge and communal laundry facility. The property is offered to the market with no onward chain.

Council Tax Band: C (London Borough of Bromley)
Tenure: Leasehold (60 years)
Ground Rent: £225 per year
Service Charge: £2,835.02 per year

99 Years from 25th March 1987
Parking options: Residents
Garden details: Communal Garden



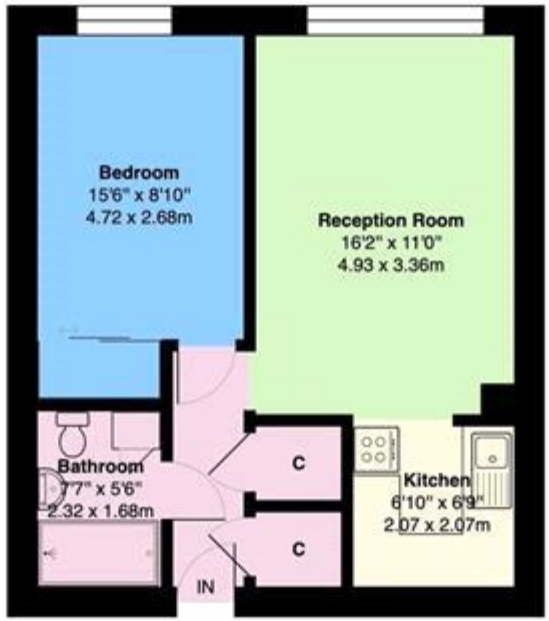





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

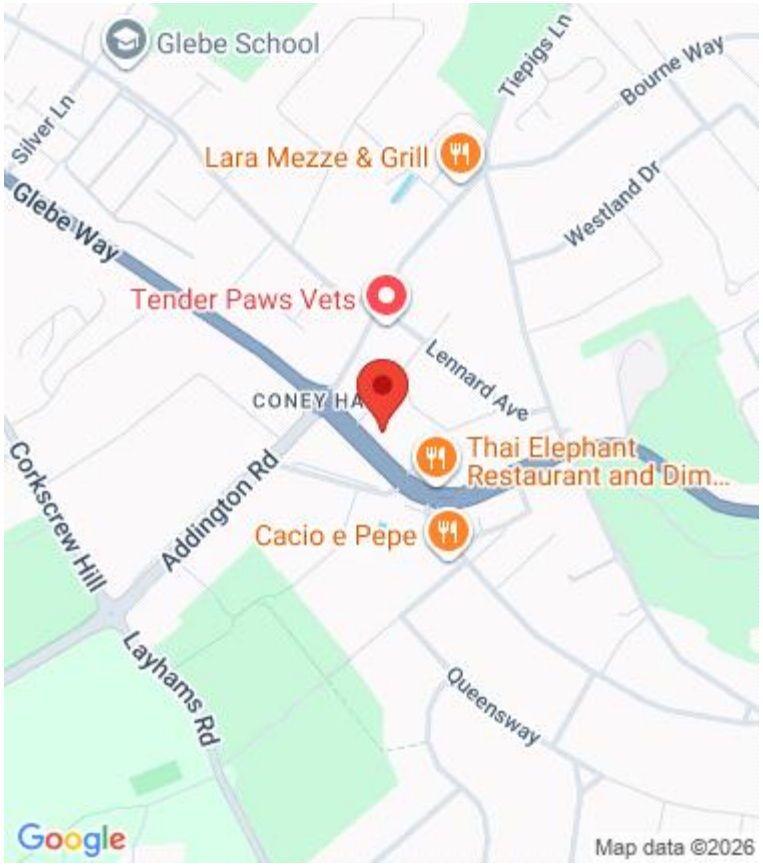
Priory Lodge, BR4

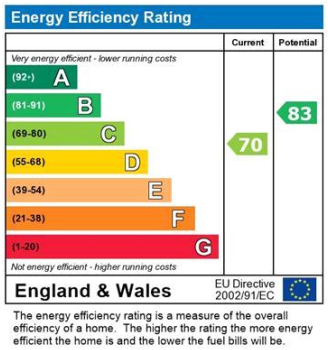
Approximate Gross Internal Area = 478 sq ft / 44.4 sq m



Ground Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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