

jdm
ESTATE AGENTS

POND COTTAGE LANE, WEST WICKHAM, BR4 0QD
Asking Price £120,000 LEASEHOLD
020 8313 6800 | br@jdmestateagents.com

POND COTTAGE LANE, WEST WICKHAM

Beds 1 | Baths 1 | Reception Rooms 1

Situated within a well-maintained development specifically for the over 67s, this attractive second-floor apartment offers comfortable and independent living alongside a welcoming community atmosphere. The property is accessed via a lift and benefits from a well-planned layout comprising an entrance hall, a bright open-plan kitchen/living room, a bedroom and a modern shower room.

The apartment has been thoughtfully updated, including a newly fitted kitchen and new bathroom, providing a fresh and contemporary feel. The well-proportioned kitchen/living room offers a pleasant space for both relaxing and entertaining, while the bedroom provides comfortable and private accommodation.

Residents can enjoy a range of communal facilities designed to encourage both independence and social interaction. There is a communal room, where a coffee morning is held once a week, providing an opportunity to meet neighbours and enjoy some company. The development also has communal gardens, a communal laundry room and a guest suite for visiting friends or relatives. The residents' community also arranges outings, offering further opportunities to socialise and explore the surrounding area.

The location is particularly convenient for day-to-day living, with West Wickham High Street providing a good selection of shops, cafés, restaurants and essential services nearby. There are also local green spaces and leisure facilities within the wider West Wickham area, making this a practical and pleasant location for retirement living.

For those who wish to travel further afield, West Wickham railway station is served by Southeastern and provides rail connections towards London and Kent. The station also has bus connections and step-free access to the platforms.

Combining modernised accommodation with excellent communal facilities and a friendly social environment, this apartment provides an appealing opportunity for those seeking a comfortable, low-maintenance home within a dedicated over-67s community.



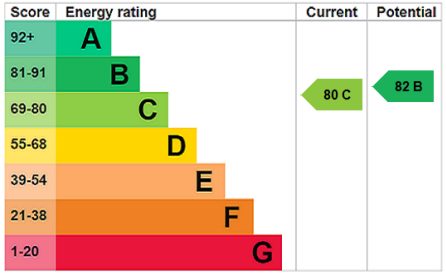












PROPERTY INFORMATION

SERVICES

- **Electricity: Mains**
- **Gas: N/A**
- **Heating: Storage heaters**
- **Sewerage: Mains**
- **Council Tax: Band B**

LEASEHOLD INFORMATION

- **Service Charge: £4,947 per annum**
- **Ground Rent: £225 per annum**
- **Leasehold Expires: 25th March 2111**

IMPORTANT NOTICE

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

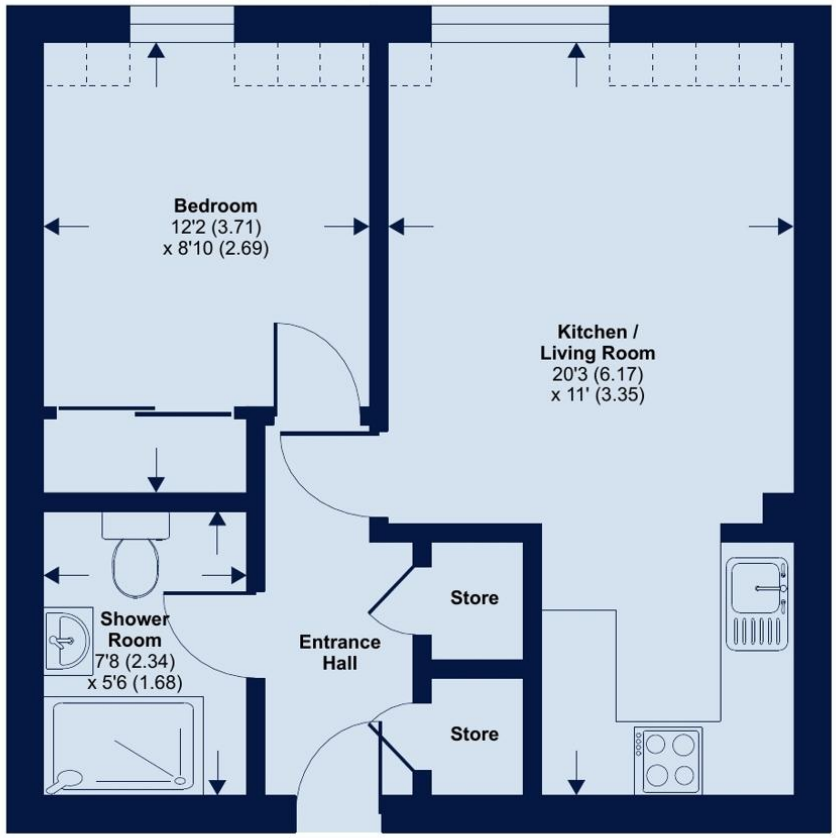
For broadband and mobile phone coverage at the property in question please visit: http://checker.ofcom.org.uk/en-gb/broadband-coverage and http://checker.ofcom.org.uk/en-gb/mobile-coverage respectively.

Viewing by appointment with the sales office
020 8313 6800 | br@jdmestateagents.com

Pond Cottage Lane, West Wickham, BR4

Approximate Area = 399 sq ft / 37 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 413 sq ft / 38.3 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JDM Estate Agents. REF: 1499540

PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

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