



Ibbett Mosely

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Main Road, Biggin Hill, Kent, TN16 3BB

Asking Price £150,000 Leasehold

For sale free of chain

A self contained ground floor retirement apartment in a convenient location for the shops in Biggin Hill and bus services to Hayes, Orpington and Bromley.

- Double Bedroom
- Kitchen
- Residents Lounge and Conservatory
- Communal Gardens
- Bathroom
- Electric Heating
- Guest Suite Available
- Reception Room
- Double Glazing
- Communal Parking

** AVAILABLE FREE OF CHAIN **

This self-contained ground floor retirement apartment is available for women over the age of sixty, and men over the age of 65.

The apartment overlooks part of the communal gardens and is ideally located in the top part of Biggin Hill.

Tudor Court has a house manager who is able to offer assistance, advise and co-ordinate any services provided. There is also a twenty four hour call service in place.

LOCATION

Tudor Court is a short walk of the shops and amenities in Biggin Hill which include a Waitrose Supermarket, a Tesco Express, a medical centre, library and swimming pool.

There is a bus stop immediately outside the development for buses to Hayes, Orpington, Bromley and the Croydon Tram Link at Addington. M25 from junction 4.

GROUND FLOOR

There are several entrances to the development, all with external entry phone system, opening to the communal entrance halls.

COMMUNAL ENTRANCE HALL

As you enter the development from the Main Road the entrance to the property will be on the right. Front door to the entrance hall.

ENTRANCE HALL

With night storage heater, entry phone system, linen cupboard with hot water cylinder and shelving. Shelves storage cupboard.

RECEPTION ROOM

With night storage heater, double glazed bay window overlooking part of the communal gardens.

KITCHEN

Fitted with base and wall units, electric hob, oven and extractor. single drainer sink unit, washing machine, fridge freezer, part tiled walls and double glazed window.

DOUBLE BEDROOM

With night storage heater, double glazed window and wardrobe cupboard.

BATHROOM

With enclosed bath with a separate shower over, WC and hand basin with cupboard under. Part tiled walls, electric ladder style towel rail, shaver socket and Dimplex electric heater.

OUTSIDE

Residents and visitors communal parking areas. There are communal gardens for the enjoyment of all residents.

COMMUNAL

Located in the main building you will find:

1. A residents lounge with kitchen and conservatory: These are for the use of all residents to meet and socialise. There are functions arranged at various times.
2. There is a guest suite available for visiting family and friends. The House Manager will be able to provide details of the availability.

SERVICES & COUNCIL TAX

Mains water, electricity and drainage.
Bromley Borough Council - Band "C"

THE LEASE

The lease is for a period of 125 years from the 31st of March 1994.

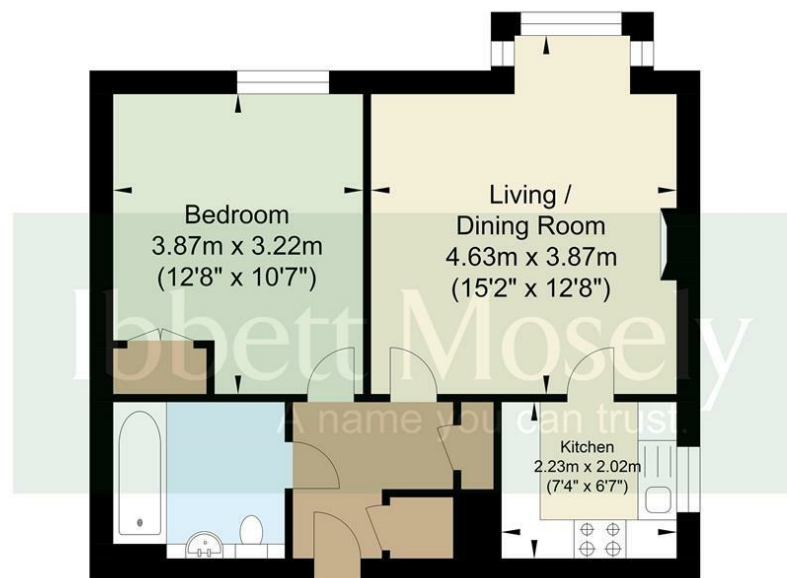
SERVICE CHARGE

We are advised that the current service charge is £249.47 per calendar month. Copies of recent service charge demands have been requested to allow us to inform interested purchasers of what services are included.



EPC Rating- D

Tudor Court, Biggin Hill, Westerham, Kent



Ground Floor
Approximate Floor Area
487.60 sq ft
(45.30 sq m)

Approximate Gross Internal Area = 45.30 sq m / 487.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Westerham 01959 563265

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