



VICTORY
HOUSE

Ibbett Mosely

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Church Road, Biggin Hill, Kent, TN16 3FJ

Guide Price £300,000 Leasehold

GUIDE PRICE £ 300,000 to £325,000

A self contained first floor McCarthy & Stone retirement apartment exclusively for the over sixties. There are communal facilities available for all residents and all apartments are accessible by wheelchair and there is stair and lift access.

- Double Bedroom with Wardrobes
- Kitchen with Fitted Appliances
- Double Glazing
- Communal Garden
- Shower Room
- Utility/Store Room
- Allocated and Visitors Parking Spaces
- Good Size Reception Room
- Electric Heating
- Residents Lounge

GUIDE PRICE £300,000 to £325,000

A first floor one-bedroom retirement apartment providing comfortable living in a well maintained McCarthy Stone retirement development designated for the over sixties.

The apartment has a good size reception room, kitchen with fitted appliances, a double bedroom with good wardrobes space, a modern shower room and a very useful utility/store room, the apartment also comes with it's own allocated parking space.

There is a residents lounge and a guest suite which can be rented for visitors, there is also a front reception area for the House Manager who is in attendance during designated hours.

LOCATION

Biggin Hill has excellent bus connections to the Croydon Tram Link at Addington and a wider choice of shops at Hayes, Orpington and Bromley all also having stations to central London.

Within Biggin Hill a swimming pool and library adjoin the development, St Marks Church with church hall

is opposite and the main shops including a Waitrose and Tesco Express are a short walk. There are doctors surgeries and other facilities within the town.

M25 junction 4 at Orpington.

GROUND FLOOR

COMMUNAL RECEPTION

With lift and stairs access to the first floor

RESIDENTS LOUNGE

THE APARTMENT

ENTRANCE HALL

With recessed ceiling lighting and meter cupboard.

UTILITY/STORE ROOM

With Gledhill electric heating unit, Vent Axia air circulation unit, Washing machine (To remain), tiled flooring and extractor fan.

RECEPTION ROOM

With electric heating, double glazed window and

door to small Juliet balcony, fireplace surround with fitted electric fire, air circulation unit and fitted display cabinets and low level cupboards.

FITTED KITCHEN

Of irregular shape with base and wall units, appliances including double electric oven, electric hob, extractor, dishwasher, fridge and freezer. Single drainer single bowl stainless steel sink unit, tiled flooring and double glazed window.

BEDROOM

A good size double room with electric heating, double glazed window, wardrobe cupboard air circulation unit and walk in wardrobe.

SHOWER ROOM

With walk in shower, w.c., and hand basin with cupboard under, part tiled walls, heated ladder style towel rail, extractor fan and tiled flooring.

SERVICES AND COUNCIL TAX

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

LEASE

The lease is for a period of 999 years from the 1st of January 2018.

GROUND RENT & SERVICE CHARGE

There is an annual ground rent of £425 which is paid half yearly. The ground rent is reviewed after fifteen years.

The annual service charge for the year 1st of April 2025 until the 31st of March 2026 is £257.32 per calendar month. A copy of the service charge details are available on request.

NOTES

1. The seventh schedule of the lease, section 5

(5.2) states: Not (except with the previous written permission of the Landlord or its Managing Agent) to keep or allow to be kept any animals, reptile or bird in the premises or on the estate. It is understood that permission can be sought if a client already has a pet and wants to bring it with them. The stipulation is that it is not allowed in the communal areas and should be kept in their own apartment.

2. There is a guest suite available to rent.

3. New owners will be required to be approved by the House Manager.



EPC Rating- B

Victory House, Church Road, Biggin Hill, TN16

Total Floor Area: 51.1 m² ... 550 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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