

Ibbett Mosely







Church Road, Biggin Hill, TN16 3FJ

Guide Price £285,000 Leasehold

A self contained 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 Appliannces
- Double Glazing and Air Circulation Unit
- Communal Gardens
- Shower Room
- Utility/Store Room
- Rented Parking Space and Visitors Parking
- Good Size Reception Room
- Electric Heating
- Residents Lounge

Price Guide £285,000 to £300,000 Leasehold

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 good size reception room. kitchen with fitted appliances, a double bedroom with good wardrobe space, a modern shower room and a very useful utility/store room. The current owner rents a car parking space and it is understood that this arrangement can continue.
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, they all have stations to London.
Within Biggin Hill a library and swimming pool adjoin the development, St Mark's 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.

GROUND FLOOR

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), storage cupboard, 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. Fitted display cabinets and low level cupboards.

FITTED KITCHEN
Of irregular shape with base and wall units, appliances including microwave/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, walk in wardrobe, and air circulation unit.

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

SERVICES
Mains water, electricity and drainage.

COUNCIL TAX
Bromley Borough 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 2026 until the 31st of March 2027 is £3,206.83 per annum (£267.24 per month). A copy of the Service Charge details are available on request.

CAR PARKING
Our client has a Parking Permit for Leased Spaces (England & Wales) allowing her to rent a designated space at a rent of £250 per annum.
There are designated visitors spaces,

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 are required to be approved by the House Manager.
4. The inside communal areas and exterior of Victory House are due to be redecorated. Dates to be advised.









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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