



11 Challoner Court

224 Bromley Road, BR2 0AB



Flat 11 Challoner Court is an elegant south-facing two-bedroom retirement apartment on the first floor of the development with a balcony overlooking the attractive rear gardens. The property is in excellent condition with the lounge and bedrooms having just been redecorated. The kitchen has ample storage and fitted units. The appliances include gas oven and hob, fridge freezer and washer/drier.

The airy lounge has sliding doors leading to the balcony, which catches the sun for much of the day. The master bedroom is large with fitted wardrobes and storage and has an en-suite bathroom with a shower cubicle, vanity unit and WC. The second bedroom can be used as a reception room or dining room as it has folding doors leading to the main living room. The guest bathroom has a full-size bath with shower attachment, wash-hand basin and towel rail





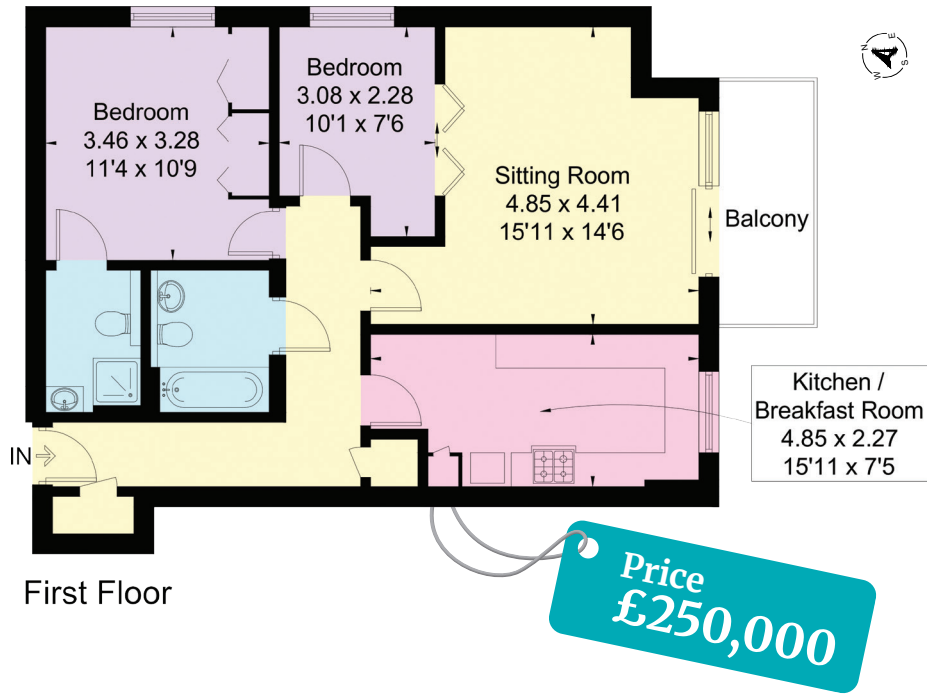
Challoner Court is a well-maintained development, under the supervision of a resident house manager and his team and is ideally located on the Bromley Road. It is close to Shortlands National Rail service, which provides 25-minute access to Central London. There are numerous local bus routes and there are parks, golf courses, amenity shops, and restaurants nearby.

Challoner Court benefits from on-site parking and south-facing landscaped communal gardens that receive sunlight throughout the day. Newspapers are delivered daily to apartments, and the pharmacy delivers medication on request.



Accommodation:

- Lounge /dining room
- Fitted kitchen with cupboards and dining area with small table and chairs
- Master bedroom with sockets, fitted cupboards and en-suite bathroom with a shower, WC and wash hand basin
- Second bedroom/dining/reception room with sockets
- Guest bathroom with bath, shower attachment, WC and wash-hand basin
- Allocated car space
- Pull cord alarms throughout
- Resident house manager
- Lifts x 2
- Landscaped gardens
- Communal drawing room, guest suite and hairdressing facilities available to residents
- Guest Parking available for priority use by residents



Approximate gross internal area:
65.5 sq m / 705 sq ft

**Leasehold: 99 years commencing
on 29th September 1986**

Ground Rent: £60 p.a. fixed for the term

Local Authority:

London Borough of Bromley

Energy Performance Rating: **B81**

Council Tax: **Band D**

For viewings, please contact the House Manager:

Stuart Bennett / Email: stuart.bennett@ospreymc.co.uk / Telephone: 020 8464 8554 / Website: www.ospreymc.co.uk

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