

Flat 3, Challoner Court, Bromley BR2 0AB





Flat 3, Challoner Court is a bright and spacious TWO-BEDROOM flat on the ground floor of this purpose-built retirement development. It is south facing with a large balcony overlooking the attractive gardens at the back of the building. Challoner Court benefits from excellent transport links to Bromley town centre, Beckenham town centre and central London. Local amenities are first-rate with shopping, including Sainsbury's, Waitrose, Shortlands Golf Club and Queensmead Recreation Ground all within walking distance.

#### Accommodation:

- Lounge/dining room with double sliding doors leading to the balcony
- Large kitchen with wall mounted and low level cabinets, space for all white goods, gas hob and integrated electric oven.
- Double bedroom with fitted wardrobes leading to en-suite bathroom with shower, WC and basin
- Second bedroom with double doors leading to the reception room
- Second bathroom with bath, WC and basin
- Features:
- Gas central heating
- Ample power points and telephone points throughout
- TV point in the bedroom and lounge
- SKY/ Broadband available
- Wall mounted intercom entry phone system

Challoner Court has:

- ✓ Resident House Manager
- ✓ 24-hour emergency call system
- ✓ Wonderful communal gardens and terraces
- ✓ Ample on-site parking
- ✓ Residents' lounge, guest suite and therapy room

**Approximate Gross Internal Area: 65.1 sq m/701 sq f**

Leasehold length: 99 years from 29 September 1986

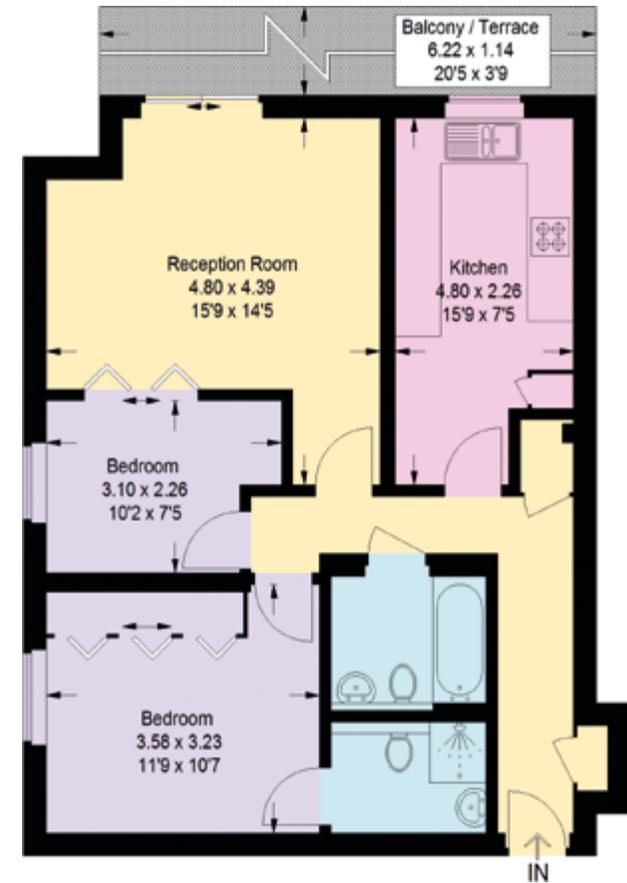
Ground rent: £60 pa fixed for the term

Local authority: London London Borough of Bromley (D)

Energy Performance Rating: C-70

## Price £260,000

**Approximate Gross Internal Area  
65.1 sq m/701 sq ft**



Ground Floor

For viewings, please contact the House Manager:

**Mrs Lucy Bennett**

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