



Green Bank Lodge, Forest Close, Chislehurst, Kent, BR7 5QS

Guide Price: £110,000

RETIREMENT APARTMENT

A very well presented 1 bedroom purpose built warden assisted first floor retirement apartment within a few minutes walk of local shops, Chislehurst Station and bus services to Bromley and Bluewater.

The property benefits from double glazing, a spacious kitchen, a bright comfortable lounge and a good size bedroom with built-in wardrobes, dressing table and bedside cabinets. Downstairs there is a reception area with a (resident) manager's office, communal lounge area, kitchen, laundry room and guest toilets, communal gardens with patio outside.

Overnight accommodation is available for visitors.

There are 9 parking bays on a first come first served basis.

Minimum Age Women 60 years and Men 65 years.

Lease 125 years from 25 March 1985 Service Charge: £3,391.17 pa
Ground Rent: £150 pa

Keys with us.

1 Double Bedroom

Well decorated

Kitchen with Appliances

Comfortable Lounge

Shower Room

Double Glazed

Lift

Warden Assisted

Communal Lounge

ACCOMMODATION

Entrance Hall:

Built-in storage cupboard housing electric meters, emergency cord wall heater, entry phone.

Sitting Room: 15' 6" x 11' 0" (4.72m x 3.35m)

Double glazed window to front, electric heater.

Kitchen: 10' 4" x 7' 0" (3.15m x 2.13m)

Fully fitted White range of matching wall and base units, washing machine, built-in ceramic hob, under oven, extractor hood, fridge, freezer, stainless steel sink and drainer, wall heater, extractor fan.

Shower Room:

Corner shower, concealed cistern w.c., wash hand basin, wall cabinet, build-in cupboard housing hot water tank, fully tiled walls, extractor fan, wall heater.

Bedroom:

Double glazed window to front, build-in wardrobes and dressing table, wall heater, bedside cabinets and shelving.

Communal Areas:

Large Lounge Area

Kitchen

Laundry Room

Guest Toilets

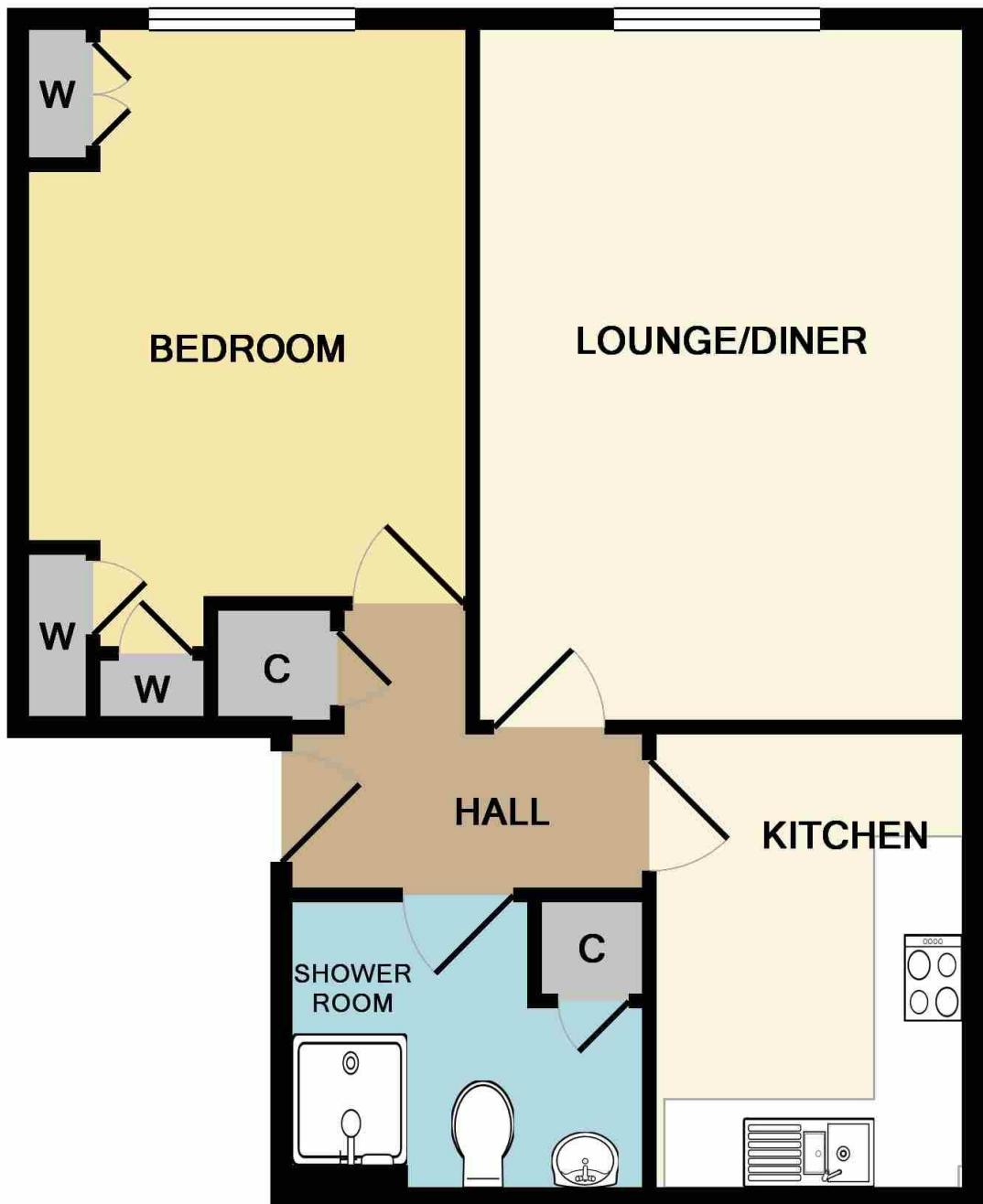
Resident Managers Office

Communal Grounds with patio area

Overnight Accommodation for Visitors

9 Parking Bays





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing

Please call us on 020 8466 9101 to make an appointment.

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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.