



Flat 6, Alderbrook Court, 58 The Alders, West Wickham

Guide Price £265,000

Flat 6, Alderbrook Court

58 The Alders, West Wickham

This impressive apartment is on the first floor of this delightful block of retirement apartments. Having undergone a recent program of refurbishment, the property is superbly presented and features some impressive fixtures and fittings, with a really clean and crisp decoration theme throughout. The property has a spacious feel, the lounge measures 16'4 × 12'2 and both of the bedrooms are doubles. Two bedroom retirement apartments rarely become available, so if you are over the age of 55 and looking for a superior apartment to call home, this property is well worth viewing.

Recent Refurbishment Works

The owner has recently undertaken the following upgrades;

An attractive new fitted kitchen

A modern new shower room

New carpets throughout

Redecoration throughout

New fusebox

New heaters

New Immersion/hot water system





The Envable Location

Alderbrook Court is a well-kept development on The Alders, West Wickham. The location is very convenient for West Wickham High Street with it's range of shops, coffee houses and restaurants, West Wickham mainline railway station, and numerous bus routes. For full directions please contact Allen Heritage Estate Agents in West Wickham.

Communal Areas

This small development is very well maintained. Walkways and staircases are well lit and cleaned regularly and the gardens stocked with an array of flower and shrub borders.

The Accommodation

Hall

Lounge 5.01m (16'5") x 3.69m (12'1")

Kitchen 2.51m (8'3") x 1.86m (6'1")

Bedroom 1 3.69m (12'1") x 3.68m (12'1")

Bedroom 2 3.24m (10'7") x 2.56m (8'5")

Shower Room 2.20m (7'3") x 1.86m (6'1")



Council Tax band: TBD

Tenure: Leasehold

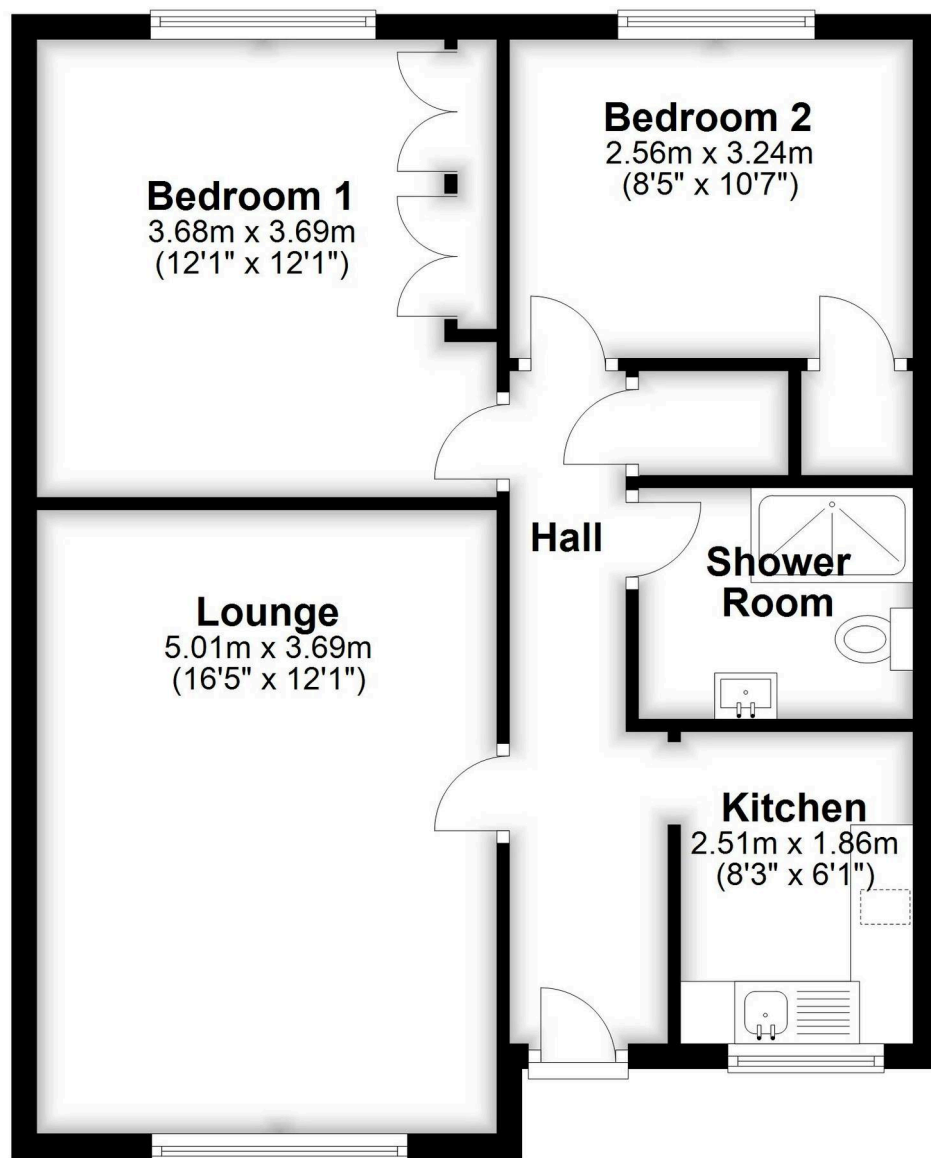
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



First Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.

Plan produced using PlanUp.