

**12 Holmoaks House**

**47 Bromley Road, Beckenham, Kent, BR3 5PA**



**PRICE: Offers in the Region of  
£123,000**

**Lease: 99 years from 1983**

**Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH A PLEASANT OUTLOOK OVER THE GARDENS**

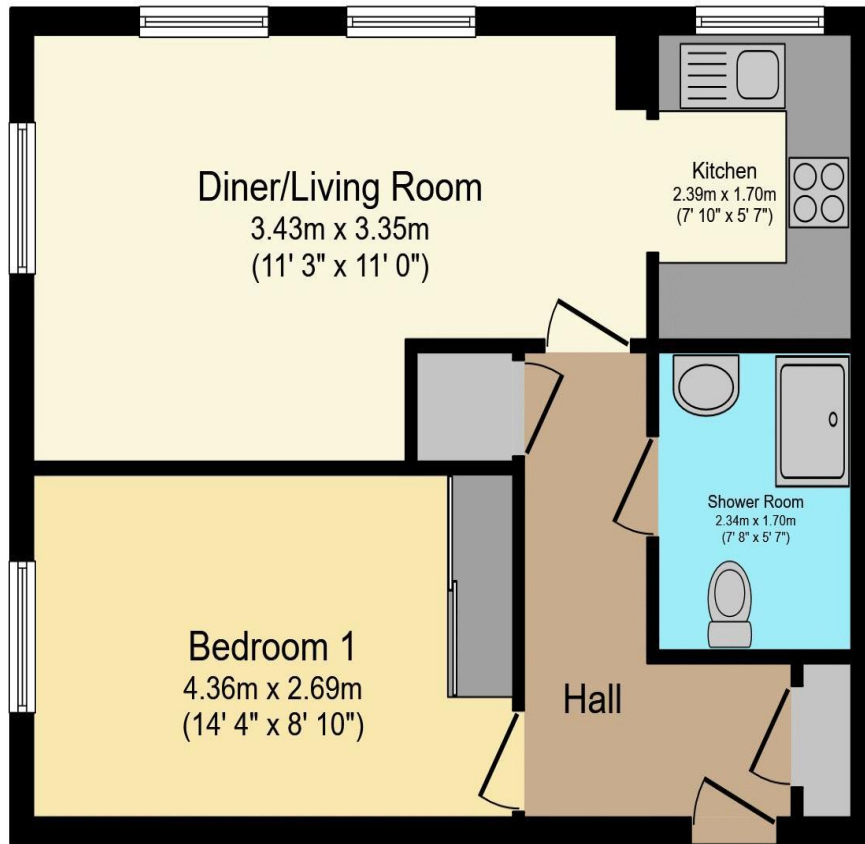
Holmoaks House was constructed by Global Homes Ltd and comprises 22 properties arranged over 3 floors, each served by lift. It consists of 18 one-bedroom flats and 4 studio flats. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge (studios have lounge/bedroom), kitchen, one bedroom and a bathroom. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Kitchen Area  
Lift to all floors  
Door Entry System  
Gas central heating

Guest Room  
Communal Laundry  
Visiting Development Manager  
Lease: 99 years from 1983



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 46.3 sq.m. (498 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	75	78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/24**

**Annual Ground Rent:**

**£120.00**

**Ground Rent Period Review:**

**next uplift 2049**

**Annual Service Charge:**

**£4017.77**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.