

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(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		



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 30 Newman Court North Street, Bromley, Kent BR1 1BQ

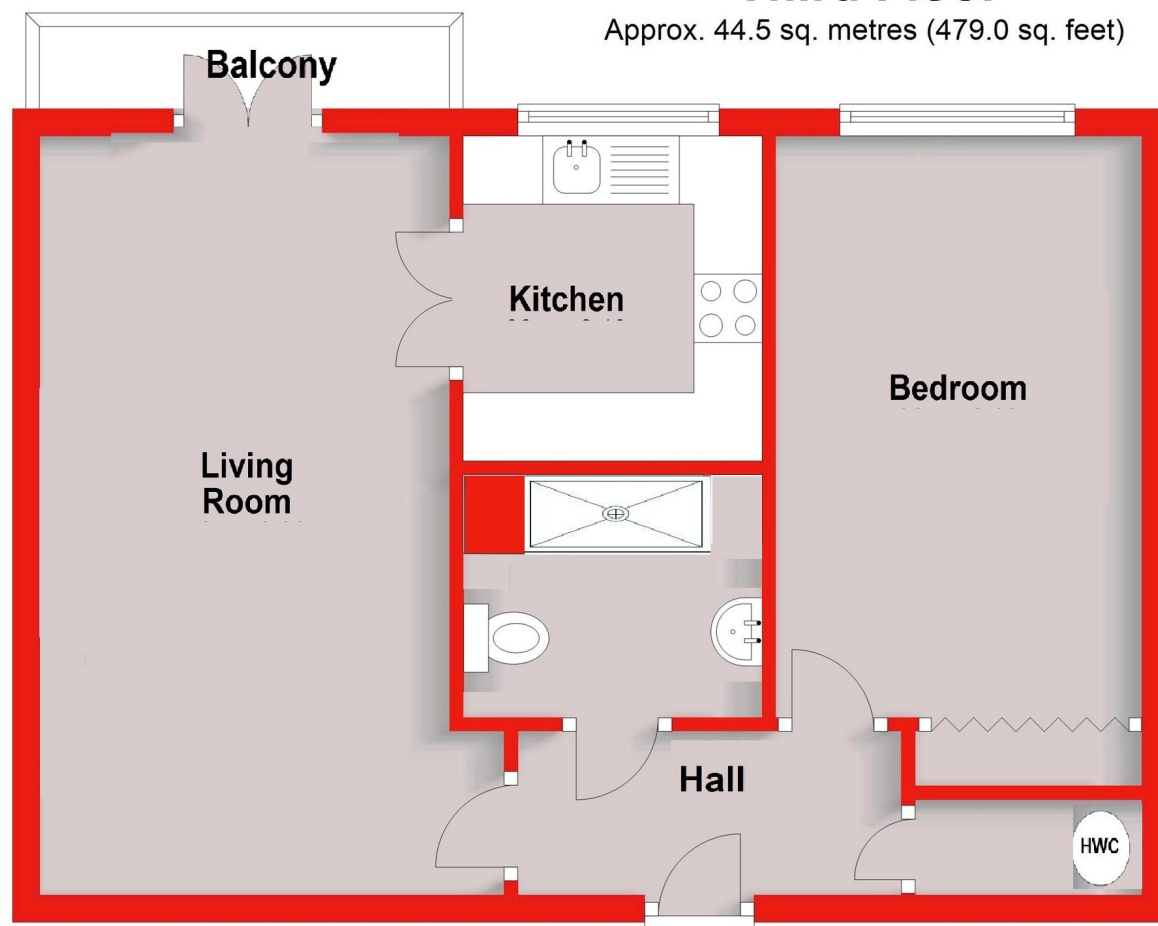
**£155,000 Leasehold**

- One Bedroom Retirement Flat
- Offered Chain Free
- Long Lease & Residents Facilities
- Central Bromley Location

- Third Floor With Lift
- Beautifully Presented
- Visitors Parking
- Close To Transport Links

### Third Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 44.5 sq. metres (479.0 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate.  
Plan produced using PlanUp.

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
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## Flat 30 Newman Court North Street, Bromley, Kent BR1 1BQ

Newman Court was built by McCarthy & Stone in 2001 and comprises 39 flats. Situated on the third floor, this well maintained one bedroom balcony flat is offered to the market in immaculate condition. The property is accessed via a communal entrance hall with security entrance system and lift to the third floor. The accommodation comprises entrance hall with built in storage, good size living room opening onto a small south facing balcony where the property has the advantage of looking out over the nicer and quieter aspect of Newman Court towards North Street. The property has a modern fitted kitchen with built in oven and hob, a double bedroom with built in wardrobes, and a shower room. The property has the benefit of electric heating via storage heaters and double glazing. Communal facilities include, passenger lift to all floors, residents' lounge, communal laundry, guest suite and house manager. The property is offered chain free.

### Location

Conveniently located just by Bromley North Station, Newman Court is in the heart of Bromley town centre with its large selection of shops, supermarkets and restaurants. Easy access to transport links connecting the local area.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and lift service to all floors.

### Third Floor

#### Entrance Hall

Security entry phone system, coved cornice, built in storage cupboard housing boiler and fuse board, door to

#### Lounge/Diner

5.55m x 3.65m (18' 3" x 12' 0") Double glazed French doors to balcony, coved cornice, storage heater, pull cord alarm system, door to kitchen

#### Kitchen

2.23m x 2.14m (7' 4" x 7' 0") Double glazed window to front, range of fitted wall and base units with work surfaces over, electric hob, stainless steel sink, extractor hood, electric cooker, wall heater, emergency pull cord, space for fridge and freezer,

part tiled walls.

#### Balcony

Balcony to the front.

#### Bedroom

4.02m x 2.70m (13' 2" x 8' 10") Double glazed window to front, emergency pull cord, coved cornice, storage heater, built in wardrobes.

#### Shower Room

2.13m x 1.70m (7' 0" x 5' 7") Shower enclosure, wash hand basin, low level W.C, tiled walls, extractor fan, emergency pull cord, electric towel rail.

#### Residents Facilities

Large residents communal lounge, laundry room and communal garden.

### Outside

#### Visitors Parking

Visitors parking only on site.

### Additional Information

#### Lease

125 years from 1st March 2001 - To

be confirmed

#### Service Charge

£2620.21 paid every six months - To be confirmed

#### Ground Rent

£775 per year - To be confirmed

#### Council Tax

London Borough of Bromley, Band C For the current rate please visit: [bromley.gov.uk/myservices/counciltax/counciltax-bands](http://bromley.gov.uk/myservices/counciltax/counciltax-bands)

#### Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage)

For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/engb/mobilecoverage](http://checker.ofcom.org.uk/engb/mobilecoverage)

#### Agents Note

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts