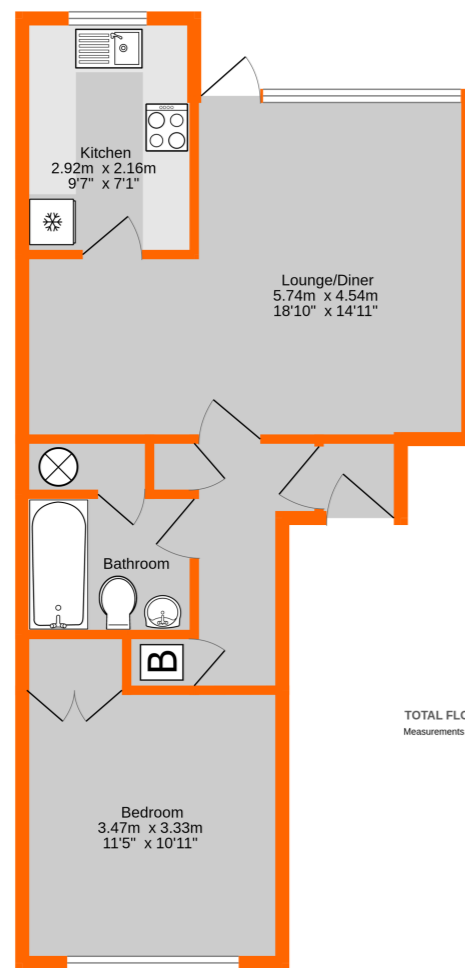


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 51.4 sq.m. (553 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropro ©2024



Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 9 The Birches, 7 Durham Road, Bromley, Kent BR2 0TA

£280,000 Leasehold

- One Bedroom Ground Floor Flat.
- Garage En-Block.
- Close to Bromley South Station.
- L' Shape Lounge/Diner.
- Private Patio and Communal Gardens.
- Double Glazed Windows.
- Modern Fitted Kitchen.
- Larger Than Average Accommodation.

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 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.
 For further details please visit our website - www.proctors.london



Flat 9 The Birches, 7 Durham Road, Bromley, Kent BR2 0TA

Situated on the ground floor benefiting from direct access onto a private patio with West facing communal gardens beyond, is this larger than average purpose built flat. Ideally located for Bromley South train station and well connected for bus services, this property is offered to the market with a delightful L shape lounge/diner, modern fitted kitchen with white units and wooden work surfaces. Updated white bathroom suite and generous double bedroom. The property has an extended lease, double glazing and warm air heating system. Outside the private West facing terrace is a generous size to enjoy the afternoon sun with beautifully kept communal gardens and a single garage en bloc with new garage door.

Location

Durham Road is a popular residential road that runs between Westmoreland Road and Queen Anne Avenue. Bromley High Street with a wide selection of shops and restaurants along with The Glades Shopping Centre. Bromley South Station is about 0.5 of a mile away with fast trains into London. Shortlands Station and shops in Shortlands Village are about 0.7 of a mile away. Local schools include the popular Highfield Infant and Juniors, St Mark's Primary and Harris Primary Academy. Bus services pass along Westmoreland Road and Cumberland Road.



Ground Floor

Communal Entrance

Double glazed door, security entryphone system, Hardwood door into

Inner Hall

Door into

Hall

Security entryphone system, warm air heating system, storage cupboard with shelving

Lounge/Diner

4.54m x 5.74m (14' 11" x 18' 10") L-shaped room, double glazed door and double glazed picture window overlooking the private patio and communal gardens to rear, warm air vent

Private Patio

Leading from the lounge, paved patio leading onto the communal gardens beyond

Kitchen

2.92m x 2.16m (9' 7" x 7' 1") Double glazed window to rear, range of fitted white wall and base units, drawer units, wooden work surfaces, stainless steel sink and chrome mixer tap, integrated double oven, electric hob, stainless steel extractor hood, glass splashback, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled flooring

Bedroom

3.33m x 3.47m (10' 11" x 11' 5") Double glazed window to front, carpet, warm air vent, built-in double wardrobe with hanging space and storage above

Bathroom

2.28m x 1.83m (7' 6" x 6' 0") White refitted bathroom suite with panelled bath, chrome bath shower mixer, low level wc, vanity basin with chrome taps and storage below, part tiled walls, tiled flooring, extractor fan, storage cupboard

Outside

Communal Gardens

Well kept communal gardens to the rear of the development with shrubs and flower beds, mainly laid to lawn, gate leading to the garages

Single Garage

5.08m x 2.34m (16' 8" x 7' 8") Garage en-bloc with up and over door

Additional Information

Lease

189 Years from 25th March 1976 - to be confirmed

Ground Rent

Nil - to be confirmed

Maintenance

£126 per month - to be confirmed

Council Tax

London Borough of Bromley band C

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts