



Offers In The Region Of £435,000
William House, Ringers Road, Bromley,
Kent, BR1 1AF

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Christopher Russell Property Services

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Luxury two double bedroom, two bathroom apartment situated in an exceptionally popular development within the heart of Bromley Town Centre.

Within a very short walk to Bromley South Train Station with its excellent fast and regular service to London Victoria, this larger than average apartment which is 829. sq.ft / 77.0 sq.m rarely come to the market.

Ideal first time purchase or great buy to let investment the property is on the corner of the development therefore features a larger balcony with views to the rear aspect.

This well maintained and well presented apartment features a luxury two toned integrated kitchen, luxury flooring, en suite shower room and bathroom, two double bedrooms, spacious open planned lounge diner with access to private south/rear facing balcony and secure parking space.

Service charge (period 01/10/23 to 30/09/24) £2,240.31

Ground rent (period 01/01/24 to 31/12/24) £300.00

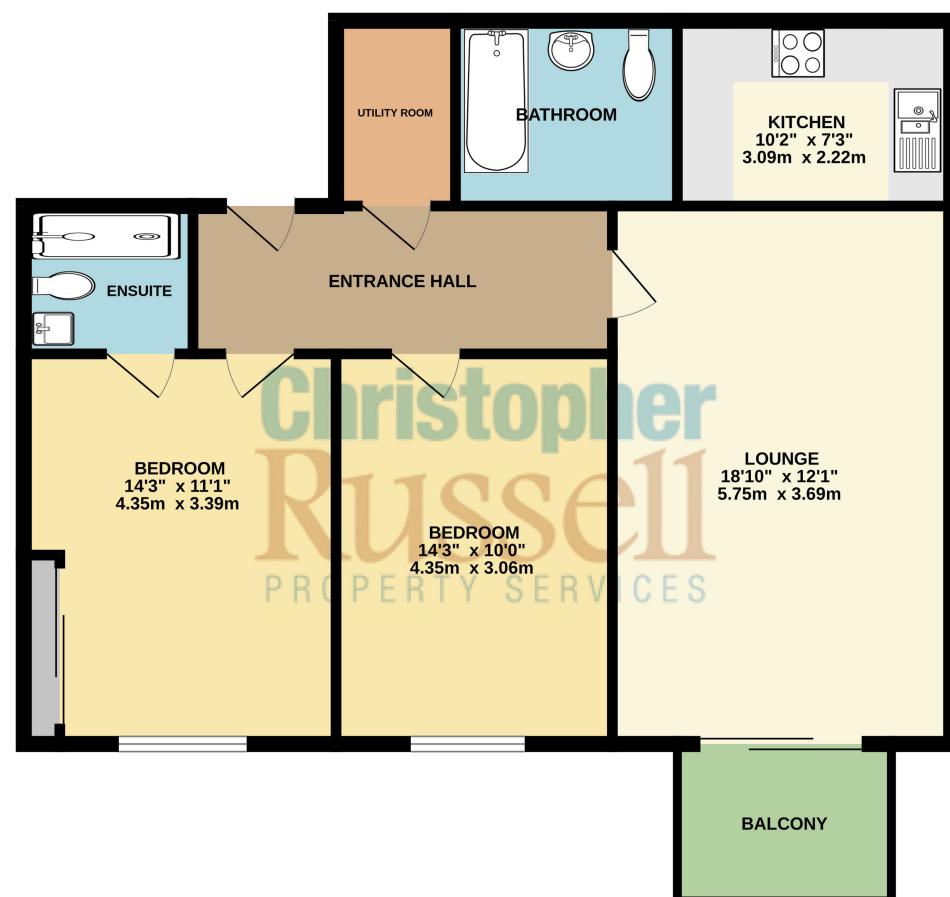
Lease start date: 09/12/2014

Lease end date: 08/12/3013

Council Tax Band E.



GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	