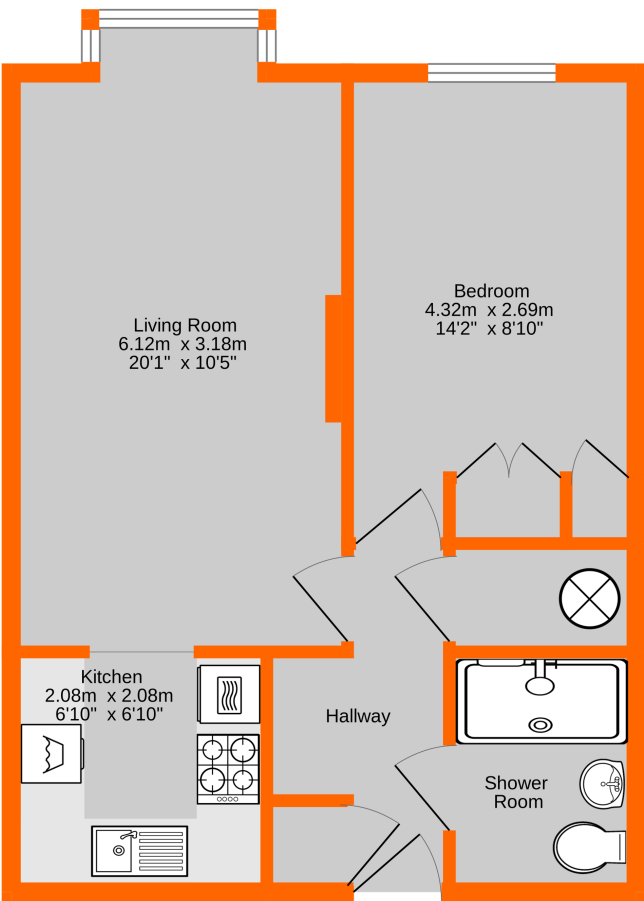
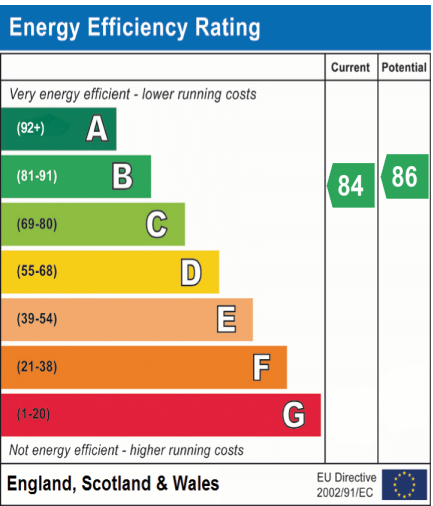


Ground Floor Flat



TOTAL FLOOR AREA : 46.0 sq.m. (495 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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



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

Flat 23, Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB
£185,000 Leasehold

- One Bedroom Retirement Flat.
- Kitchen With Appliances Included.
- 1st Floor & Chain Free.
- Electric Heating & Double Glazing.
- Refurbished To A High Standard.
- Refitted Walk In Shower.
- 0.8 Mile Bromley South Station.
- Communal and Residents Facilities.

Flat 23, Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

Age restricted retirement flat offered with the benefit of no onward chain. This one bedroom first floor flat is decorated to a high standard and has views from the living room and bedroom over the pretty rear gardens and Bromley. This flat has a well proportioned living room of 20'1 x 10'5, fitted white modern kitchen, a double bedroom with built in wardrobes and a re fitted shower room. Blenheim Court benefits from a security entryphone system, lift service to all floors, communal lounge, laundry facilities and emergency pull cords, as well as a guest room which is available for overnight visitors, by prior appointment. Pleasant communal gardens and residents car parking on a first come, first served basis, to the front of the development.

Location

Blenheim Court is situated in Gregory Close, just off Durham Avenue. There are good shops, including a Tesco Express, at the corner of Pickhurst Lane and Westmoreland Road, which is about half a mile away. Bromley South Station and town centre are just under a mile away. Bus services pass along Westmoreland Road with routes to the centre of Bromley and Beckenham.



Ground Floor

Communal Entrance

Via entry phone and communal outer door to carpeted communal hallway with stairs or lift to first floor

First Floor

Hallway

Hardwood door, coved cornice, electric panel heater, built in storage cupboard with hanging space and electric meters, airing cupboard housing hot water cylinder, cold water tank and pump with storage space above

Living Room

6.12m x 3.18m (20' 1" x 10' 5") Double glazed bay window to rear, electric heater, coved cornice, wall light point, pull cord alarm system, opening to:

Kitchen

2.08m x 2.08m (6' 10" x 6' 10") Refitted with a range of white wall and base units with laminate work surfaces over, stainless steel sink with chrome mixer tap, electric double ring hob, Beko electric oven, extractor hood over, space/plumbing for washing machine and upright fridge/freezer, under pelmet lighting, tiled splashback

Shower Room

2.24m x 1.57m (7' 4" x 5' 2") Refitted shower cubicle with glass screen, chrome shower head, heated towel rail, low level w.c., pedestal wash hand basin, tiled walls to shower enclosure, extractor fan, Karndean flooring

Bedroom

4.32m x 2.69m (14' 2" into door recess x 8' 10") Double glazed window to rear enjoying views over the communal gardens, built in triple wardrobe with hanging and storage space, electric radiator, emergency pull cord system

Outside

Communal Gardens

Laid mainly to lawn to front and rear of the development with two terraces and seating to the rear, various trees and shrub/flower beds

Parking

Communal residents parking to the front of the block on a first come, first served basis.

Additional Information

Lease

125 years from April 1988 - To Be Confirmed

Maintenance

£3,553.32 Per Annum for the period of 01.04.2024 - 31.03.2025 - To Be Confirmed

Agent's Note

Details of lease, ground rent, maintenance etc. should be checked via your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage