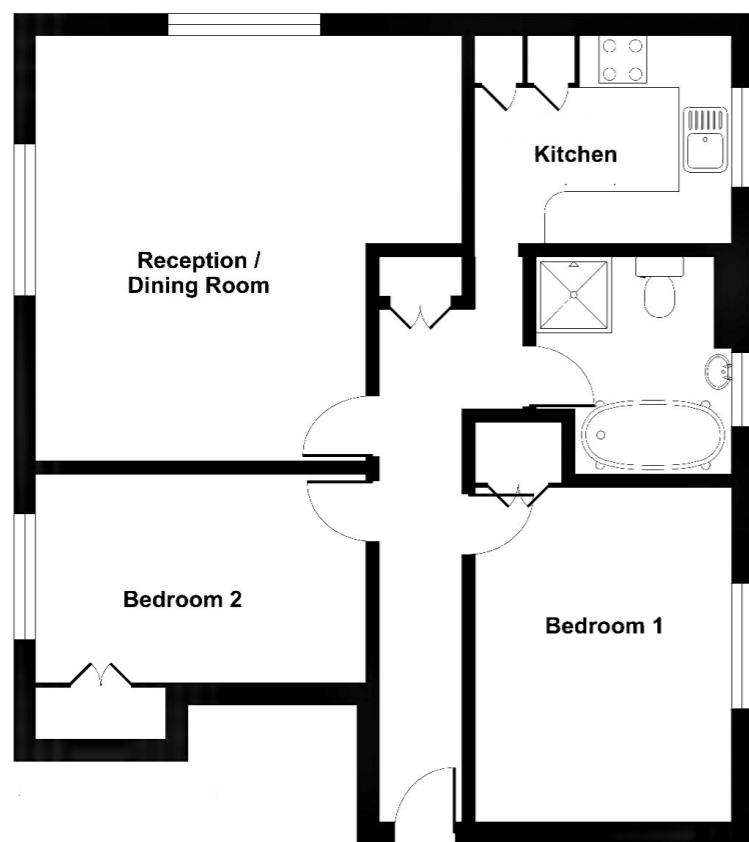


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR

Approximate Area = 745 sq ft / 69.2 sq m



Viewing by appointment with our Bromley Office - 020 8460 4166

108 Princess Court, Bromley Hill, Bromley, Kent BR1 4JU

Guide Price £300,000 Share of Freehold

- Two Double Bedrooms
- Garage En Bloc
- Modern Fitted Kitchen
- Views Towards London
- Second Floor and Lift
- Beautifully Presented
- Bathroom With Shower
- EPC Rating C

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



108 Princess Court, Bromley Hill, Bromley, Kent BR1 4JU

Guide Price £300,000 - £325,000 With far reaching views across to the city from the lounge window, this two double bedroom purpose built flat is located within Princess Court on the second floor access with lift service. Being immaculately presented throughout, the property is ideally located for easy access into Bromley high street, and great transport links into central London from Ravensbourne station, about 0.6 miles away. Beckenham Place Park with swimming lake, woodland walks and play areas is a short walk away. Internally the property is beautifully presented with entrance hall with polished parquet flooring, light lounge/dining room enjoying wonderful views of London in the distance, modern fitted kitchen with under floor heating and built in appliance, two double bedrooms, both with built in wardrobes, bathroom with freestanding bath and separate shower cubical. Outside the property has communal gardens and a garage en block,

Location

Situated within easy reach of local shops just a short walk away with bus services passing by on Bromley Hill providing easy access into Bromley town centre. The nearest railway stations are Ravensbourne (about 0.6 of a mile) serving Blackfriars or Sundridge Park (about half a mile) serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. The popular Parish Church of England primary school is close by in London Lane.



Ground Floor

Communal Entrance

Communal entrance with security entry phone system into:- lift and staircase to all floors

Second Floor

Entrance Hall

Polished parquet flooring, entry phone system, built in storage cupboards.

Lounge/Diner

4.97m x 4.98m into alcove (16' 4" x 16' 4") Bright and spacious room with dual aspect double glazed windows to side and rear, polished parquet flooring, old style school radiators, dining recess, wall lights.

Kitchen

3.02m x 2.42m (9' 11" x 7' 11") Double glazed window to front, range of fitted light grey wall and base units, integrated AEG fridge/freezer, double oven, microwave, butler sink and chrome mixer tap, integrated AEG washing machine and dishwasher, Vailant boiler, wooden polished work surfaces, induction hob, stainless steel extractor hood, tiled floor, spot lights, under floor heating, under pelmet lighting.

Bedroom 1

3.94m x 3.03m (12' 11" x 9' 11") Double glazed window to front, old school style radiator, built in double wardrobe, space for condensing tumble dryer.

Bedroom 2

3.82m x 2.48m (12' 6" x 8' 2") Double glazed window to rear, built in double wardrobe, old school style radiator.

Bathroom

2.57m x 2.07m (8' 5" x 6' 9") Double ended bath, chrome pillar mixer tap, vanity basin and double storage cupboard below, chrome mixer tap, shower cubicle with wall mounted chrome shower, low level w.c., ambient lighting, part tiled walls, tiled flooring, spot lights, column style radiator.

Outside

Communal Gardens

Well kept communal gardens are located to the side of the building with lawn and seating areas.

Garage En Bloc

Garage en bloc and residents parking via a permit.

Additional Information

Lease

999 Years from 1 January 2009

Maintenance

Current Service Charge £3241.48 (NOTE: This charge includes £1500.00 contribution (per flat) to fire door remediation works to be completed this year).

Agents Note

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

Council Tax

London Borough of Bromley Band C - £1733.07 for 2024/25

