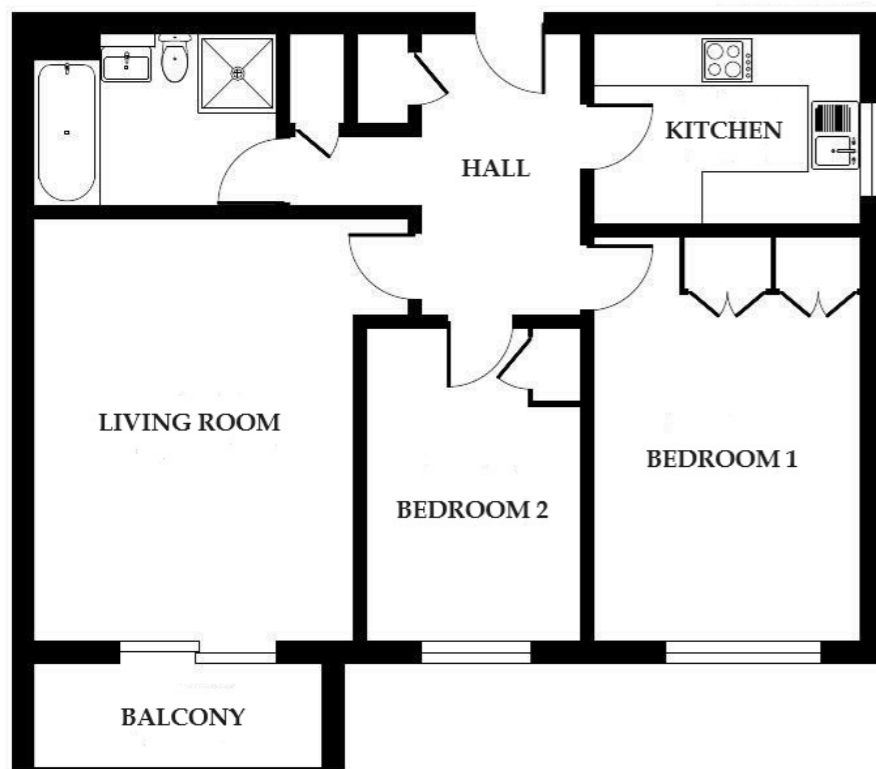


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR



Approximate Gross Internal Floor Area 66 Sq.M. (710 Sq. Ft.)



Viewing by appointment with our Bromley Office - 020 8460 4166

9 Flat 9 Inglewood Court, Oaklands Road, Bromley, Kent BR1 3SJ
£325,000 Leasehold

- First Floor Balcony Flat
- Spacious Living Room
- Bathroom with Separate Shower
- Lift & Entry Phone System.
- 2 Bedrooms with Wardrobes
- Modern Fitted Kitchen
- Double Glazing, Gas C/H
- Garage, 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



9 Flat 9 Inglewood Court, Oaklands Road, Bromley, Kent BR1 3SJ

This good size first floor balcony flat with garage, is situated to the rear of this 1980s built development and is offered to the market chain free. Accommodation comprises, 2 bedroom both with fitted wardrobes, a spacious living room with patio doors onto a westerly facing balcony with views towards Shortlands valley, a modern fitted kitchen with appliances and a Bathroom with white suite and separate shower cubicle. Features include, gas fired central heating via a combination boiler, sealed unit double glazing, security entrance phone and passenger lift to first floor. Outside, there are well maintained grounds and the single garage is situated en-bloc to the rear.

Location

Oaklands Road is a pleasant tree lined residential road, not far from London Road, where bus services can be found providing access to Bromley town centre. The nearest railway stations are Shortlands, serving London Victoria and Ravensbourne serving Blackfriars.



Ground Floor

Communal Hall

Carpeted stairs or lift to:-

First Floor

Entrance Hall

Cupboard housing consumer unit, large storage cupboard with shelf, programmer for central heating and hot water, radiator.

Kitchen

3.06m x 2.18m (10' 0" x 7' 2") Wall and base units, wooden work tops, stainless steel sink and drainer, Hotpoint gas hob, stainless steel cooker hood and electric oven, plumbing for washing machine, space for fridge/freezer, cupboard housing Worcester gas boiler, radiator, double glazed window to side.

Living Room

4.85m x 4.28m (15' 11" x 14' 1") Double glazed sliding patio doors to rear leading to balcony 3.50m x 1.20m (11' 6" x 3' 11"), radiator.

Bedroom 1

4.64m x 3.06m (15' 3" x 10' 0") Double glazed windows to rear, 2 fitted double wardrobes, radiator.

Bedroom 2

3.60m x 2.45m (11' 10" x 8' 0") Double glazed windows to rear, fitted wardrobe, radiator.

Bathroom

White suite comprising panelled bath with mixer taps and shower attachment, hand basin with cupboards under, low level w.c., tiled shower cubicle with folding door, tiled walls, chrome ladder radiator.

Outside

Communal Grounds

Well maintained communal gardens.

Garage

5.05m x 2.51m (16' 7" x 8' 3") Situated en-bloc to rear.

Tenure

Leasehold - 125 years from 25/3/1986 (approx. 86 years)

Service Charge - £2,448.69 for 2024/25

Ground Rent - currently £150.00 per annum (this doubles every 25 years with the next increase in 2036)

Additional Information

Council Tax

London Borough of Bromley Band D - £1949.71 for 2024/25

