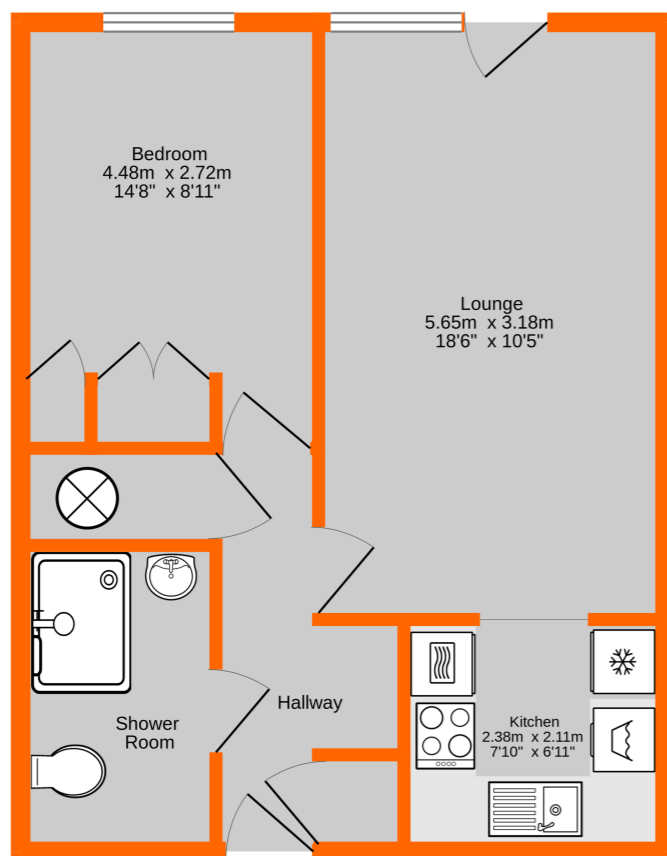


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024

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 15 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB
£210,000 Leasehold

- 0.8 Mile Bromley High Street.
- Re Fitted Shower Room.
- Various Residents Facilities.
- Beautiful Communal Gardens.
- One Bed Retirement Flat.
- Direct Access To Private Patio.
- Electric Heating & Double Glazing.
- 18' 6" x 10' 5" Living Room.

Flat 15 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

CHAIN FREE one bedroom ground floor age restricted retirement flat, being well presented, and with the added benefit of opening straight onto a private patio and the delightful communal South facing gardens to the front of the development. From the hallway with built in storage cupboards, there is a door to the 18'6" x 10'5" living room with space for a dining table, which opens onto the re fitted kitchen with some integrated appliances. The bedroom has a splendid aspect over looking the front communal gardens, and has built in wardrobes and a refitted white shower room. The flat benefits from a security entry phone system will alarm pull cords, onsite resident warden, communal lift giving access to all floors, emergency alarm system via pull cords, sociable residents lounge with residents kitchen, laundry room and guest bedroom which is available for visiting guests and family. Beautifully cared for communal grounds surround the development with various seating areas and residents parking to the front. In our opinion, this is a delightful development and the flat occupies a great positions in the block with direct access out to the gardens at ground floor level.

Location

Blenheim Court is off Durham Avenue in Gregory Close. There are local shops a short walk away on the corner of Westmoreland Road and Pickhurst Lane. Bus services including the 138, 162 and 367 pass along either Cumberland Road or Westmoreland Road with routes to Bromley High Street with national stores, The Glades Shopping Centre, Various restaurants and Bromley South Station with fast links into London Victoria, which is about 0.8 of a mile away. South Hill Woods bowling club and South Hill Woods tennis club are a short stroll away.



Ground Floor

Communal Entrance

Security entry phone system, warden's offer, stairs and lift to all floors

Hallway

Built in cloaks cupboard, airing cupboard housing hot water cylinder and cold water tank, coved cornice, electric heater

Living Room

5.65m x 3.18m (18' 6" x 10' 5") Double glazed window to front, double glazed door to private patio area to front, wall lights, coved cornice, feature fireplace, emergency pull cord, electric heater

Kitchen

2.38m x 2.11m (7' 10" x 6' 11") Range of fitted cream wall and base units, stainless steel sink with chrome mixer tap, stainless steel electric oven, electric hob with extractor hood over, space for fridge/freezer, space/plumbing for washing machine, part tiled walls, electric wall heater

Bedroom 1

4.48m x 2.72m (14' 8" x 8' 11") Double glazed window to front, electric heater, coved cornice, built in wardrobes with hanging space and storage above, pull cord

Shower Room

2.24m x 1.58m (7' 4" x 5' 2") Walk in shower cubicle, electric wall mounted shower, low level w.c., wash hand basin with storage cupboard below, extractor fan, electric radiator, tiled walls, pull cord

Outside

Communal Garden

Beautiful communal gardens surround the development, mainly laid to lawn, two terraces and various seating areas are situated around the gardens, sun terrace and drying area to the side, mature trees, established shrubs and flower beds, access into the residents lounge

Residents Parking

Communal residents parking can be found to the front and back, allocated on a first come, first served basis

Residents Facilities

Entry phone system, lift service and alarm pull cords. Excellent communal lounge with newly installed residents kitchen, laundry room, guest room, library and puzzle room, warden's office

Additional Information

Lease

125 Years from 1st April 1988 - to Be Confirmed

Maintenance

£3,724.24 Per Annum - Ground Rent is included in this figure - To Be Confirmed

Ground Rent

To be Confirmed

Lease Details

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

Council Tax

London Borough of Bromley - Band C