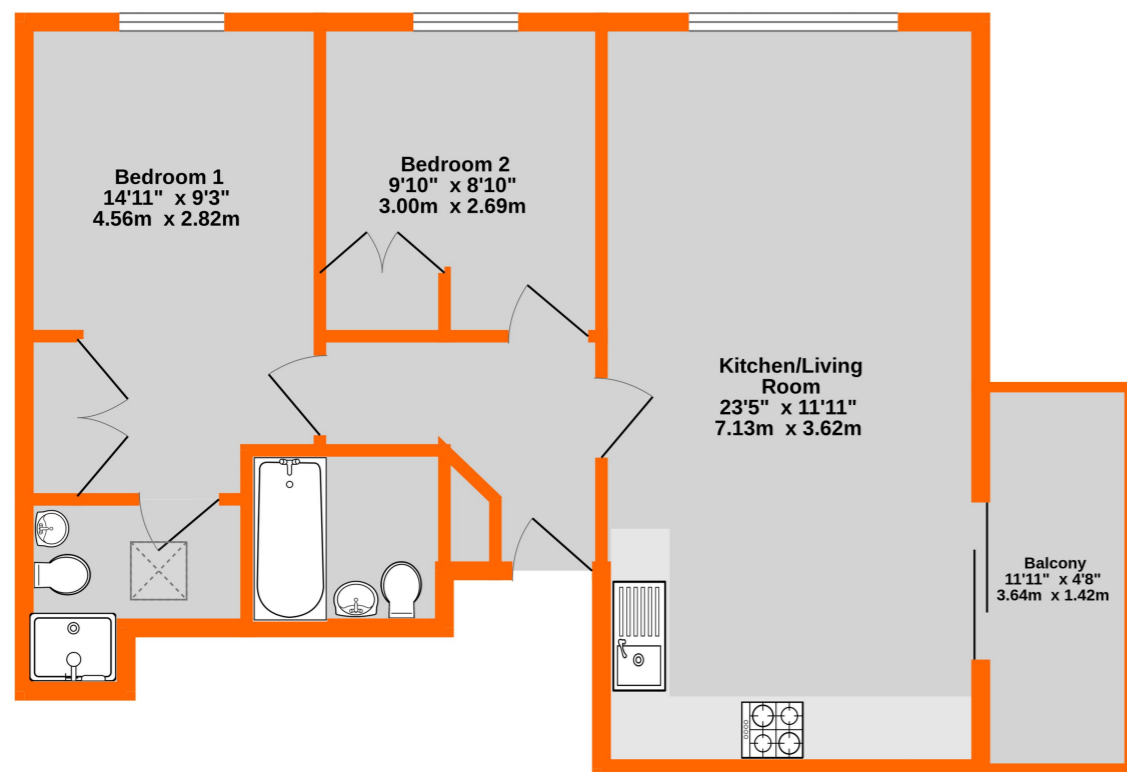


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

FIRST FLOOR
 619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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 as to their operability or efficiency can be given.
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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 4 Campbell Court, 41 Winchester Road, Bromley, Kent, BR2 0PZ

£415,000 Leasehold

- First floor flat available Chain Free
- Ideal investment/first time buy
- Two bedrooms with wardrobes
- Half a mile from Bromley South
- Balcony with westerly aspect
- Allocated parking space to front
- En suite shower room plus bathroom
- Exclusive development of 6 flats

Flat 4 Campbell Court, 41 Winchester Road, Bromley, Kent BR2 0PZ

In a small block of only six flats built in 2018 by reputable local company, PJ Construction. The original fittings are still on trend and have been well looked after following a successful rental investment. This first floor flat provides wet underfloor heating system and double glazing including the sliding patio doors to the private decked balcony. Good room proportions throughout the open plan living space and the two double bedrooms should entice buyers to view, and there is an allocated parking space to the front of the block.

Location

Campbell Court can be found at the junction of Winchester Road and Cumberland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road to Bromley High Street with The Glades Shopping Centre, St Mark's Square development and Bromley South station about 0.6 of a mile. Shortlands station is about 0.8 of a mile and offers excellent connections into London and beyond.



First Floor

Entrance Hall

2.85m max x 2.69m max (9' 4" x 8' 10") L-shaped, plus built-in cupboard housing fuse box, wood effect floor, downlights, video entryphone

Open Plan Kitchen/Living Room

7.14m x 3.61m (23' 5" x 11' 10")

~ Living Area

4.32m x 3.61m (14' 2" x 11' 10") wood effect floor, downlights, double glazed windows with fitted blinds, open plan to

~ Kitchen/Breakfast Area

3.52m max x 2.81m (11' 7" x 9' 3") gloss fronted base cupboards and drawers with matching eye level units, integrated AEG appliances including fridge and freezer, slimline dishwasher and washer/dryer, quartz work surface incorporating drainer for 1½ bowl stainless steel sink with mixer tap, matching upstand, stainless steel extractor hood above 4-ring AEG gas hob and electric double oven beneath, wood effect floor, downlights, pelmet lighting, concealed wall mounted Vaillant combination boiler, double glazed sliding patio door to wood effect floor, downlights, double glazed windows with fitted blinds, open plan to KITCHEN/BREAKFAST ROOM 3.52m max x 2.81m, gloss fronted base cupboards and drawers with matching eye level units, integrated AEG appliances including fridge and freezer, slimline dishwasher and washer/dryer, quartz work surface incorporating drainer for 1½ bowl stainless steel sink with mixer tap, stainless steel extractor hood above 4-ring AEG gas hob and electric double oven beneath, wood effect floor, downlights, pelmet lighting, concealed wall mounted Vaillant combination boiler, double glazed sliding patio door to

Balcony

2.39m x 1.48m (7' 10" x 4' 10") decked floor, views over Winchester Road

Main Bedroom

4.81m max x 2.81m max (15' 9" x 9' 3") to include pair of fitted double wardrobes, wood effect floor, double glazed window with fitted blind

En Suite Shower Room

2.18m max x 1.84m max (7' 2" x 6' 0") large tiled shower cubicle with fixed overhead shower, further hand spray attachment and glazed sliding door, white low level wc having concealed cistern and wall mounted wash basin with mixer tap having drawers beneath, fully tiled walls, chrome heated towel rail, ceramic floor tiling, downlights, extractor fan, shaver point, high level double glazed window to side

Bedroom 2

2.97m x 2.69m (9' 9" x 8' 10") to include pair of fitted double wardrobes, wood effect floor, double glazed window with fitted blind

Bathroom

1.89m x 1.47m (6' 2" x 4' 10") white panelled bath having fixed overhead shower, further hand spray attachment and glazed hinged screen, low level wc with concealed cistern, wall mounted wash basin with mixer tap and drawer beneath, fully tiled walls, ceramic floor tiling, chrome heated towel rail, shaver point, downlights, extractor fan

Outside

Parking

middle in row of 3 (no.2)

Additional Information

Lease

999 years from 25 March 2018 - to be confirmed

Ground Rent

to be confirmed

Maintenance

£1,320 for the current year plus £500 buildings insurance from September 2023 - to be confirmed

Council Tax

London Borough of Bromley Band D

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts