



£325,000
Spruce Park
BR2

CURRAN & PINNER

0208 313 6868
bromley@curranpinner.co.uk



Spruce Park

BR2

- 1 Bedroom Flat
- Share of Freehold
- Balcony
- Garage
- Chain Free
- Communal Gardens
- Close to local Schools & Shops





This outstanding and larger than average one-bedroom apartment occupies a quiet position to the rear of the building, offering exceptional proportions and commanding views across Bromley and beyond.

Offered to the market chain-free and boasting a Share of the Freehold, the property has been recently refurbished throughout to an excellent standard, featuring fresh neutral decoration, new carpets, and a stylish fully tiled contemporary bathroom with a shower over the bath.

The accommodation located on the second floor begins with a remarkably spacious entrance hallway, which has been intelligently fitted with custom cabinetry to create a functional and discreet home office space. This leads through to an exceptionally large 19'2 x 15'11 "L-shaped" reception room, a versatile living space that provides direct access onto a private balcony overlooking the communal gardens. Adjoining the living area is a well-appointed separate kitchen, fitted with a generous array of matching wall and base units, ample storage, and a convenient breakfast bar for casual dining.

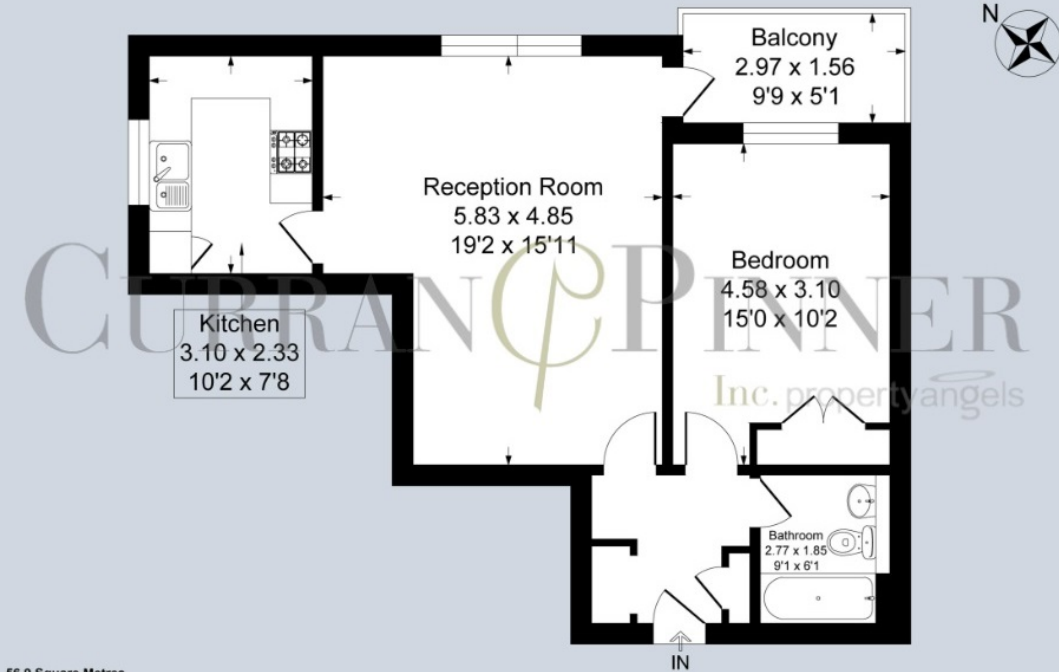
The double bedroom is equally impressive, featuring built-in wardrobes and peaceful views over the grounds. Practicality is a key theme throughout, with the apartment benefiting from gas-fired central heating, double glazing and a secure entry-phone system. Externally the property includes the significant advantages of a secure gated garage en-bloc, private residents' parking and access to expansive communal lawns.

Ideally situated for the modern commuter, the apartment is located approximately half a mile from Bromley South Station, which provides fast and frequent services into London Victoria and Blackfriars. The vibrant amenities of Bromley town centre, including The Glades shopping complex, a diverse selection of restaurants and the cinema are all within easy reach, making this an ideal acquisition for all types of buyers.

Tenure: Share Of Freehold Lease: 999 years from 25/3/1985 Service Charge: £1025.00 (6 monthly) Ground Rent: N/A Council Tax: Band D



Reception Room 4.85m x 5.83m (15' 11" x 19' 2")
Kitchen 2.33m x 3.10m (7' 8" x 10' 2")
Bedroom 3.10m x 4.58m (10' 2" x 15' 0")
Bathroom 1.85m x 2.77m (6' 1" x 9' 1")
Balcony 1.56m x 2.97m (5' 1" x 9' 9")



56.9 Square Metres
612 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Curran & Pinner
94 Beckenham Lane, Bromley, Kent, BR2 0DW
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