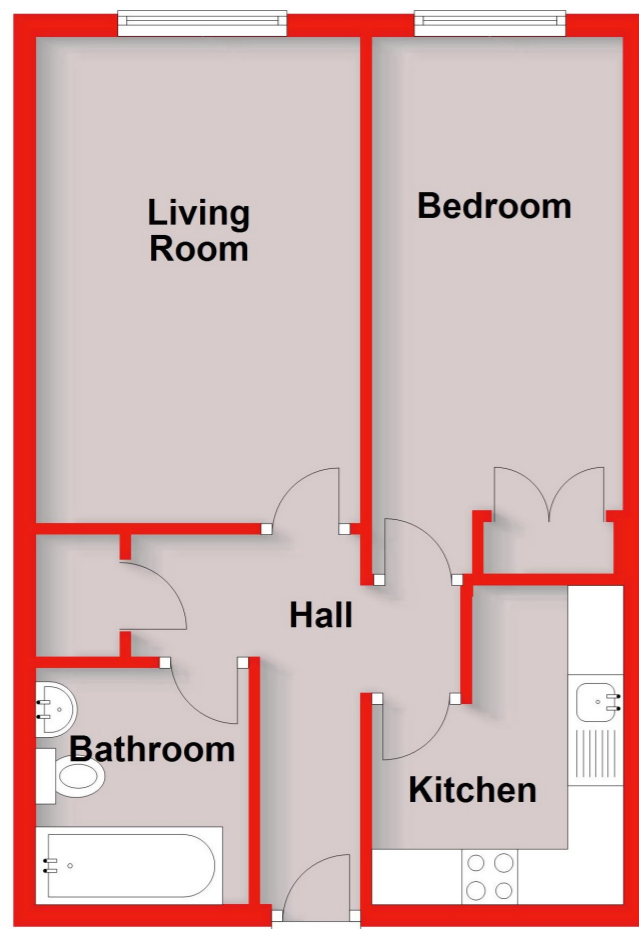


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 40.4 sq. metres (434.7 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.

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



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 14, Regents Court, 25-27 London Lane, Bromley, BR1 4NZ

£239,500 Leasehold

- One Bedroom, Top Floor Flat
- Modern Fitted Kitchen
- White Suite Bathroom
- Gas Central Heating & Double Glazing.
- Living Room
- Communal Gardens
- Secure Gated Parking.
- EPC Rating C

Flat 14, Regents Court, 25-27 London Lane, Bromley BR1 4NZ

Situated on the 2nd (Top) floor of this modern purpose built block, this is a one bedroom flat maintained in good order. Accommodation comprises, ground floor communal entrance with security entrance phone, stairs to 2nd floor, hall, living room, modern fitted kitchen with built in appliances including, oven, hob, extractor, washing machine and fridge, double size bedroom with built in wardrobes, and a modern bathroom. The property has the benefit of gas central heating by radiators and double glazing. Outside there are well maintained communal gardens and electric gates giving access to secure parking for one car. CHAIN FREE.

Location

Conveniently situated not far from the junction of London Lane and Warner Road. The nearest station is Sundridge Park, about 0.6 of a mile away serving Lewisham for the DLR, London Bridge, Charing Cross, and Cannon Street. Local shops can be found in Plaistow Lane, whilst bus services in London Road provide access to Bromley Town Centre. Bus routes including the 208, 320 and N99 are close by.



Ground Floor

Communal Entrance Hall

Security Entrance phone system. Stairs to second floor (no lift).

Second Floor

Hall

Entrance Phone, central heating thermostat, radiator, storage cupboard housing Ideal gas fired combination boiler.

Living Room

4.37m x 2.92m (14' 4" x 9' 7") Double glazed windows to front, radiator.

Kitchen

2.88m max x 2.26m max (9' 5" x 7' 5") Range of luxury fitted wall and base cupboards with work surfaces over, inset stainless steel sink and drainer with mixer taps, built in electric oven, ceramic hob with extractor over, fridge and washing machine. Tiled floor, extractor, radiator.

Bedroom

4.47m x 2.26m (14' 8" x 7' 5") Double glazed windows to front, built in double wardrobe, radiator.

Bathroom

Tiled walls, modern white suite comprising panel bath with shower, washbasin and low suite WC, light/shaver point, extractor, chrome ladder heated towel rail.

Outside

Communal Gardens

To front and rear.

Secure Parking

Driveway to side with electric security gates, parking for one car to rear.

Additional Information

Lease

Lease: 125 years from 25 March 1990 (Approx. 91 years remaining) To Be Confirmed

Maintenance

Maintenance: 2024 £1607.00 - To Be Confirmed

Ground Rent

Ground Rent: £300.00 PA (Amount doubles every 25th anniversary of the term). - To Be Confirmed

Council Tax

London Borough of Bromley Band C. 2024/2025 £1733.07

Agents Note

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