





## 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, 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