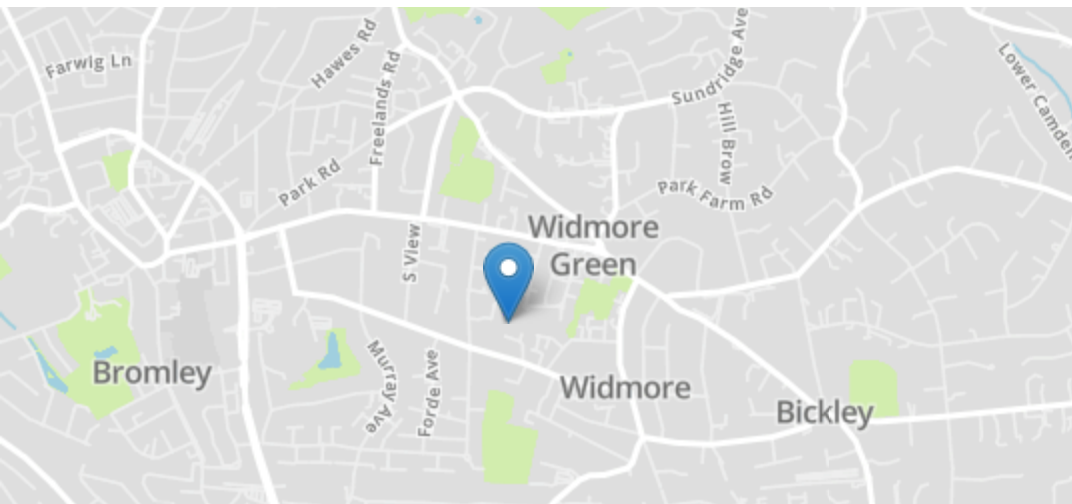
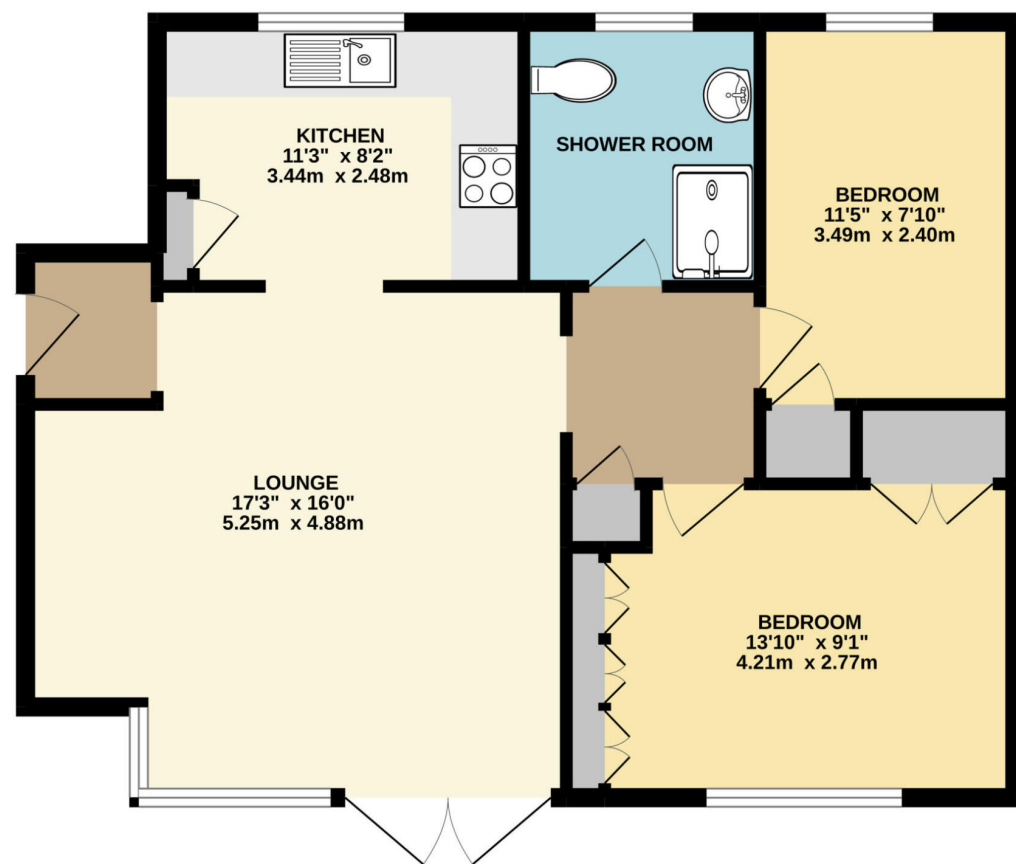




GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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		



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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.
Made with Metroplan ©2022

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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Bromley Office - 020 8460 4166

12 Field Close, Bromley, Kent BR1 2SF £395,000 Share of Freehold

- Two Double Bedrooms
- Large Lounge
- Garage En Bloc
- Close To Station & Schools
- Share Of Freehold
- Beautifully Presented
- Fitted Kitchen With Appliances
- Communal Gardens

www.proctors.london

12 Field Close, Bromley, Kent BR1 2SF

South facing two double bedroom ground floor flat with private terrace overlooking well kept communal gardens. Large bright lounge/diner, modern fitted kitchen with appliances, two double bedrooms both with built in storage and modern shower room. Beautifully presented throughout with double glazing, gas fired central heating, garage en bloc and private terrace. Share of Freehold and communal gardens, viewing highly advised.

Location

Conveniently located for local schools with St George's Primary just around the corner and Bullers Wood Boys and Girls Secondary Schools within easy reach. Shops are available in nearby Widmore Green, together with bus services to both Bromley and Chislehurst. The nearest Railway Station is Bickley providing fast and frequent Services to London Victoria.



Communal Entrance

Entry phone system, door into:-

Hallway

Hardwood door, wooden flooring.

Lounge/Diner

Double glazed window to front, double glazed French doors to front, terrace, two radiators and covers, wooden flooring, door into:-

Kitchen

Double glazed window to rear, range of fitted wall and base units, worksurfaces over, integrated fridge/freezer, wall mounted Logic boiler, sink and mixer tap, stainless steel oven, gas hob and extractor hood, space and plumbing for washing machine, tumble dryer and dishwasher, splash back, flooring as laid.

Inner Hall

Wooden flooring, airing cupboard.

Bedroom 1

Double glazed window to front, radiator and cover, fitted wardrobes to two walls, matching side tables, wooden flooring.

Bedroom 2

Double glazed window to rear, double radiator, wooden flooring, built in storage cupboard.

Shower Room

Shower cubicle, double glazed window to rear, wash hand basin with storage under, low level w/c, wall storage, tiled walls, extractor fan, chrome heated towel rail, spot lights.

Terrace

South facing terrace to the front with direct access from the lounge.

Outside

Garage En Bloc

Communal Gardens

Well kept communal gardens to the front.

Additional Information

Tenure

Lease - Share of Freehold - TBC
Maintenance/Service Charge - £175.60 per month (£2107.14 for 2025) TBC
Ground Rent - TBC

Council Tax

London Borough of Bromley Band D
For the current rate please visit: bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage.
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage.

Agents Note

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