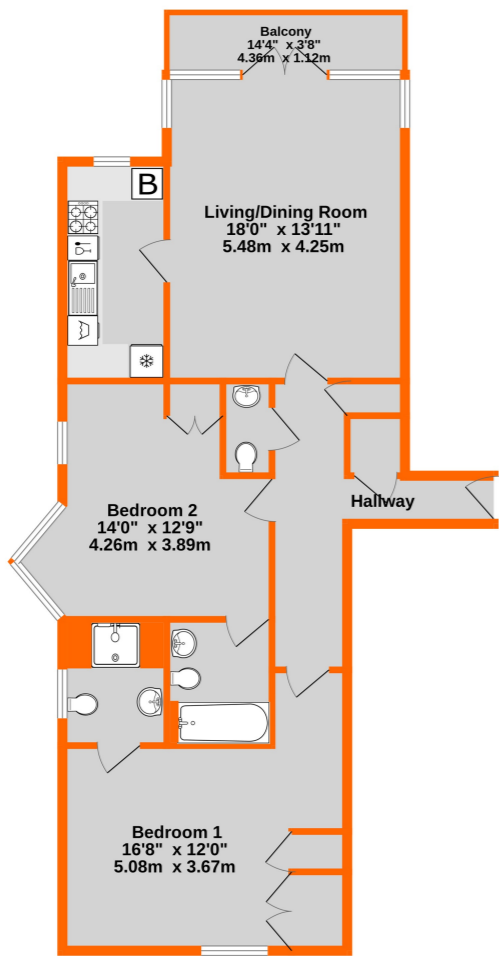


THIRD FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 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.
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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.
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



George Proctor & Partners trading as Proctors

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



Viewing by appointment with our West Wickham Office - 020 8460 7252

23, Exchange Apartments, 41 Sparkes Close, Bromley, Kent BR2 9EX
Chain Free £425,000 Leasehold

- Two Double Bedroom Balcony Flat.
- Third Floor Flat With Lift.
- Bedrooms With Fitted Wardrobes.
- Covered Allocated Parking Space.
- 18' x 13' 11" Living/Dining Room.
- White En Suite Shower & Bathroom.
- Kitchen With Built-in Appliances.
- 0.3 Mile Bromley South Station.

23, Exchange Apartments, 41 Sparkes Close, Bromley, Kent BR2 9EX

Spacious Chain Free, third floor two double bedroom purpose built balcony flat, built by Barratt Homes in 2003 and about 0.3 of a mile from Bromley High Street, with a range of amenities, including The Glades Shopping Centre and Bromley South Station, with fast and frequent services to London. Off the T shape hallway are the white suite cloakroom and the bright 18' living/dining room, which has double glazed doors to the southerly facing balcony. Kitchen with a range of wood effect fitted wall and base units and drawers and various built-in kitchen appliances. The two bedrooms have mirror fronted fitted wardrobes, bedroom two has a white en-suite bathroom and the main bedroom has a white en-suite shower room. Double glazing and gas fired heating with radiators, via an Ideal boiler. The development has an entry phone security system, lift service, communal grounds and is approached via electrically operated vehicular gates. Covered allocated parking space included with the flat.

Location

Exchange Apartments is approached via Cromwell Avenue where there are electric vehicular gates to the development. Bromley High Street is a short walk away (about 0.3 of a mile), with The Glades Shopping Centre, various shops and restaurants, along with Bromley South Station, with fast (about 18 minutes) and frequent services to London. There are further shops and bus services on Masons Hill. Local schools include Ravensbourne Secondary off Hayes Lane and St Mark's Primary school.



Ground Floor

Communal Entrance

Via entry phone system and communal front door to tiled communal hallway, lift or carpeted staircase and communal landing to own front door on third floor

Third Floor

Hallway

4.21m x 5.28m reducing to 1.31m (4' 4") (13' 10" x 17' 4") T shape hallway with radiator, cornice, cupboard housing gas meter and consumer unit, linen cupboard with slatted shelf, entry phone handset, wood effect laminate flooring

Living/Dining Room

5.48m x 4.25m (18' 0" x 13' 11") Double glazed doors and double glazed windows overlooking the balcony, wood effect laminate flooring, two radiators, cornice, door to:

Balcony

4.36m x 1.12m (14' 4" x 3' 8") With glass balustrades

Kitchen

3.93m x 1.82m (12' 11" x 6' 0") Double glazed rear window, wall mounted Ideal boiler, appointed with wood effect fitted wall and base units and drawers, granite effect worksurface, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, Whirlpool electric stainless steel oven and Whirlpool stainless steel four ring gas hob with a Whirlpool extractor unit above, space for fridge/freezer, built in Beko washing machine, built in Hotpoint dishwasher, chrome ceiling downlights, white tiling between work surface and wall units, tiled floor

Cloakroom

1.69m x .87m (5' 7" x 2' 10") White low level w.c. and wash basin with a white double cupboard beneath, splashback tiling behind basin, radiator, wood effect laminate flooring

Bedroom 1

5.08m including wardrobes x 3.67m plus door recess 1.36m (4' 6") (16' 8" x 12' 0") Double glazed front window, double and single mirror fronted fitted wardrobes, double radiator, door to:

En Suite Shower Room

2.26m x 1.86m (max) reducing to 1.17m (3' 10") (7' 5" x 6' 1") Double glazed side window, white suite of low level w.c. and wash basin with a white double cupboard and shelving beneath, shower with a sliding door, chrome shower and controls and white shower tray, tiled floor, double radiator, shaver point, splashback tiling behind the wash basin, chrome ceiling downlights

Bedroom 2

4.26m x 3.89m (14' 0" x 12' 9") plus bay window reducing to 2.91m (9' 7") Double glazed side bay window, double glazed side window, double radiator, fitted double wardrobe with two mirror fronted doors, door to:

En Suite Bathroom

2.27m x 1.92m (7' 5" x 6' 4") White suite of bath with a chrome wall mounted shower to one end and a chrome mixer tap/hand shower, low level w.c. and wash basin with a white double cupboard beneath, radiator, shaver point, tiled floor, chrome ceiling downlights

Outside

Communal Grounds

Areas of lawn, shrub borders and trees

Parking Space

Allocated, covered parking space for one car

Additional Information

Lease

155 years from 2003 - To Be Confirmed

Maintenance

£5,463.58 from 1 February 2025 to 31 January 2026 - To Be Confirmed

Ground Rent

£275.00 per annum revising on the twenty-fifth, fiftieth, seventy-fifth, one-hundredth, one-hundred and twenty-fifth and one hundred and fiftieth anniversary of the commencement date, at a figure to be agreed at the time in line with the requirements of the lease - To Be Confirmed

Agent's Note

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

Council Tax

London borough of Bromley – Band E. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

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