

Flat 8, 29 Woodlands, Durham Avenue, Bromley, Kent BR2 0QE

Located in a highly desirable development, across the road from South Hill Woods is this CHAIN FREE two bedroom, two bathroom apartment with private balcony, close to BROMLEY SOUTH STATION and requiring some updating and modernisation. The accommodation has been cleverly designed to provide superb living space and the complex enjoys attractive communal grounds, gated underground parking, video entry phone system and a lift to all floors.

Location

Durham Avenue is off South Hill Road and is a stones throw from South Hill Woods and just 0.5 of a mile from Bromley South Station offering fast (about 18 minutes) and frequent services into London Victoria. There are shops on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road and Westmoreland Road to Bromley High Street with the Glades Shopping Centre, a range of Restaurants and shops and The Churchill Theatre.



First Floor

Entrance Hall

3.74m x 1.43m (12' 3" x 4' 8") Video entry phone handset, radiator, cupboard housing water tank and pump, linen cupboard with shelves and fuse board

Shower Room

1.67m x 1.62m (5' 6" x 5' 4") Cream suite comprising wall mounted sink with chrome mixer tap, low level w.c., shower cubicle, tiled walls,

Bedroom 1

4.98m x 3.17m (16' 4" x 10' 5") 4.98m x 3.17m (16' 4" x 10' 5") Window to front, double radiator, built in wardrobe, bedside tables and dressing table with twelve drawers and a cupboard, three door built in wardrobe with hanging space and shelf

En Suite Bathroom

3.17m reducing to 2.27 (7' 5") x 2.49m (10' 5" x 8' 2") Window to front, cream suite comprising bath with chrome mixer tap/hand shower, pedestal wash basin with chrome mixer tap, low level w.c., bidet, tiled walls, radiator

Bedroom 2

3.87m x 2.50m (12' 8" x 8' 2") Window to front, radiator, British Gas boiler, built in wardrobe with hanging space and shelf, double radiator

Living Room

1.83m x 0.97m (6' 0" x 3' 2") Double glazed sliding door to balcony, double radiator

Balcony

2.71m x 1.28m (8' 11" x 4' 2")

Kitchen

1.83m x 0.97m (6' 0" x 3' 2") Range of laminate wall and base units with laminate work surfaces over, electric hob, Neff stainless steel oven and extractor fan, white sink with drainer and chrome mixer tap, tiled splashback, space for washing machine, under counter fridge/freezer, radiator, laminate flooring

Outside

Communal Gardens

Attractive grounds

Underground Parking

Gated underground parking with allocated parking space, sauna and gym

Additional Information

Lease

Current lease is for 125 Years From September 1991. PLEASE NOTE THE VENDOR IS IN THE PROCESS OF EXTENDING THE LEASE TO 999 YEARS - To Be Confirmed

Maintenance

£2,680.43 Per Annum from January 2025 and December 2025 - To Be Confirmed

Ground Rent

£350.00 Per Annum upto 2051, from this date it increases to £700.00 per annum upto 2081, from this date it increased to £1,400.00 Per Annum for the remaining term of the lease. PLEASE NOTE OUR VENDOR INFORMS US THAT WITH THE NEW EXTENDED LEASE THE GROUND RENT WILL BECOME A PEPPERCORN AMOUNT - 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