

£270,000 Leasehold

Brosse Way, Bromley, London BR2 8FF



- Second (Top) Floor
- Semi-Open-Plan Kitchen/Reception Room
- Naturally-Lit Bathroom
- Parking Space
- Approx. 569 Sqft Gross Internal Area
- Good-Sized Bedroom
- Very Good Energy Efficiency Rating
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

This development is built in a traditional style but with the energy-efficiency benefits that modern construction techniques offer. The flat available is on the second floor, which is the top floor in that part of the building. There is a twenty-foot reception room with spacious, semi-open-plan kitchen area and a combination of conventional and Velux-type windows. The bedroom is generously sized and the bathroom stylish and naturally lit. The flat comes with use of an allocated parking space plus the communal cycle store. Bromley South Station is around a ten-minute bus or bike ride away (Google Maps) and the excellent range of shops and other amenities of the town centre are also within easy reach.

Tenure: Leasehold (125 years from 01/04/2010).

Service Charge: £95.87 per month (subject to annual review).

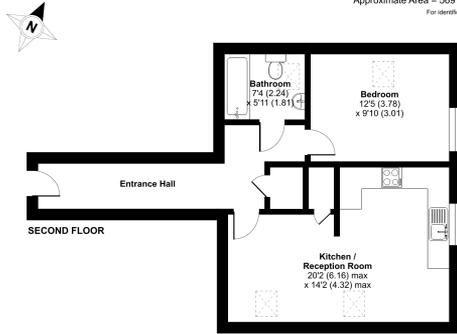
Ground Rent: £200.00 for the year.

Council Tax: Band B, London Borough of Bromley.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Brosse Way, Bromley, BR2
Approximate Area = 569 sq ft / 52.8 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), 1st Edition 2018. Produced for Urban Moves. REF: 1329187

DIMENSIONS

SECOND FLOOR

Entrance Hall
21' 1" x 4' 2" (6.43m x 1.27m)

Reception
20' 2" max. x 14' 2" max. (6.16m x 4.32m)

Kitchen
included in reception measurement

Bedroom
12' 5" x 9' 10" (3.78m x 3.01m)

Bathroom
7' 4" x 5' 11" (2.24m x 1.81m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (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 | |



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.