

Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 1 Farrants Court Bickley Park Road, Bromley, Kent BR1 2BQ

Guide Price £725,000

- Two Bedroom Conversion
- Chain Free
- Garage & Off Street Parking
- Impressive Lounge
- Ground Floor Flat
- Bathroom & En Suite
- Period Features
- Beautifully presented

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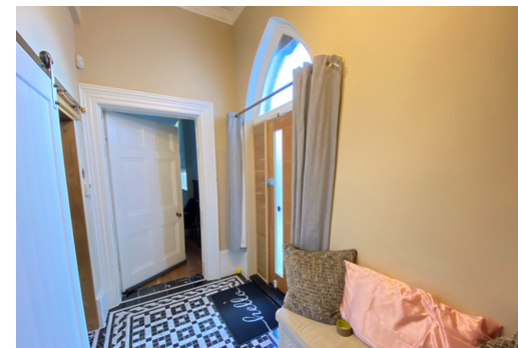


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Set within this impressive detached house is this wonderful ground floor conversion flat with own entrance. Having undergone refurbishment and improvement over recent years, this spacious property offers a wonderful lounge with tall windows and marble fireplace, high skirting boards and period features. Beautifully appointed luxury fitted kitchen with breakfast bar and built in appliances. Impressive double bedroom with walk in en suite shower room, another bedroom with useful mezzanine level and bathroom, again being beautifully fitted. Double glazed, marble flooring to entrance hall, period features, garage, off street parking, communal gardens and basement storage area. Offered to the market with no onward chain.

Location

Located not too far from Bickley station with mainline services into London Blackfriars for the City, as well as London Victoria. Chislehurst station, slightly further away serves both Cannon Street and London Bridge. Local schools, both primary and secondary are within easy reach including Bickley Park primary, Bullers Wood Boys, Bullers Wood Girls and Bromley High. Local shops are available in Southborough Road with bus routes passing close by.



Ground Floor

Hallway

3.75m x 1.67m (12' 4" x 5' 6") Glazed timber door into:-

Entrance Hall

Old style radiator, mosaic tiled flooring meter cupboard, decorative coving, sliding door into:-

Inner Hall

Marble mosaic flooring, panelled walls, entry phone system.

Bathroom

2.29m x 1.93m (7' 6" x 6' 4") Duravit double ended bath, tiled walls, wall mounted bath filler, low level w/c, wash hand basin and storage under, TU, spot lights, extractor fan, heated towel rail.

Bedroom 2

Double glazed window to rear, double radiator, stairs to mezzanine level.

Lounge

5.78m x 5.25m (19' 0" x 17' 3") Double glazed window to front, double glazed French doors to rear, radiator and decorative cover, marble fire place with cast iron surround, dado rail, coved cornice, high skirting boards, wall

lights, wooden flooring.

Kitchen/Breakfast Room

4.80m x 3.39m (15' 9" x 11' 1") Double glazed window to rear and side, range of fitted wall and base units, Neff induction hob, extractor hood, sink and mixer tap, double oven, microwave, integrated fridge/freezer, plate warmer, integrated washing machine and tumble dryer, heated flooring, tiled flooring, spot lights, upright radiator, drawer units.

Bedroom 1

4.57m x 4.5m (15' 0" x 14' 9") Double glazed bay window to rear, coved cornice, high skirting boards, wall lights, sliding to:-

En Suite Shower Room

2.45m x 1.08m (8' 0" x 3' 7") Walk in shower, over head shower and hand held attachment, wash hand basin and mixer tap, low level w/c, heated towel rail, mirror light, extractor fan, tiled walls and flooring, coved cornice.

Outside

Communal Garden

Patio area and communal gardens.

Garage

4.98m x 2.51m (16' 4" x 8' 3") Garage En Bloc

Basement

Basement storage area, accessed via the main building communal entrance.

Additional Information

Tenure

Lease - TBC
Service Charge - TBC
Ground Rent - TBC

Council Tax

London Borough of Bromley Band E
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.