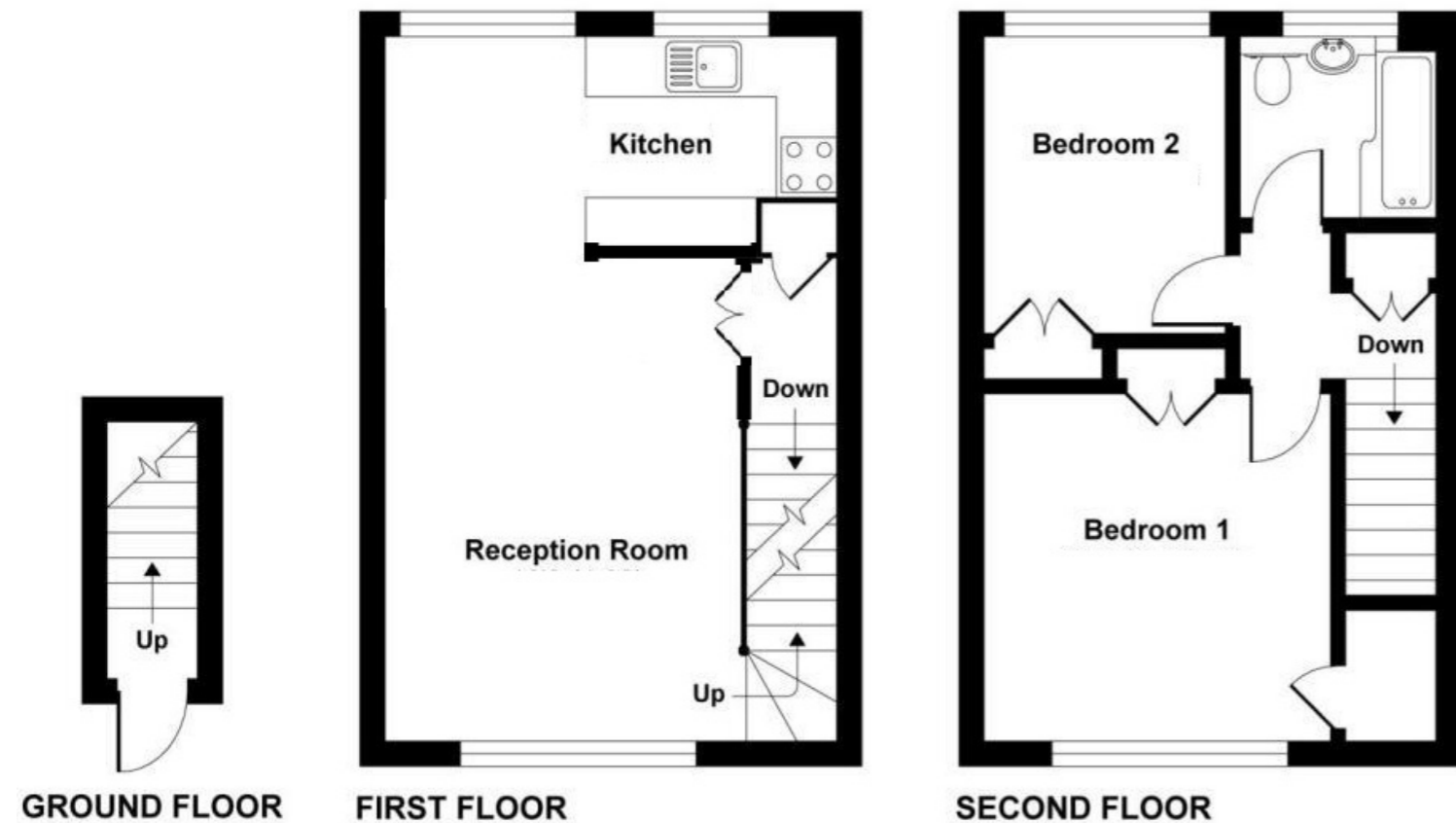


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT 79 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.
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Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 13 Bromley Court, 30 Oaklands Road, Bromley, Kent BR1 3SL
£359,995

- Two Double Bedrooms
- Modern Fitted Kitchen
- Long Lease
- Popular Location
- Large Open Plan Lounge/Dining Room
- Recently Redecorated
- New Carpets & Rewired
- Close To Transport Links

Flat 13 Bromley Court, 30 Oaklands Road, Bromley, Kent BR1 3SL

Recently refurbished by the sellers is this beautifully presented two bedroom split level maisonette. Conveniently located close to local schools and transport links. Spacious accommodation with open plan lounge/diner, which enjoys the afternoon sun, modern fitted kitchen with appliances, two bedrooms, both with built in wardrobes and refitted bathroom. The property is double glazed, has a long lease, recently redecorated with new carpets and just re-wired. Outside there are well kept communal gardens with visitors parking and garage en bloc.

Location

Situated within 1/4 mile of London Road with bus services to Bromley. Shortlands station, serving Victoria and Bromley North station serving Lewisham for the DLR and London Bridge are just over 1/2 a mile.



Ground Floor

Entrance Hall

Double glazed door into, newly laid carpet, stairs to:-

First Floor

Landing

Oak doors into:-

Lounge

4.84m x 3.55m (15' 11" x 11' 8") Double glazed window to front, double glazed window rear, wood laminate flooring, radiator, coved cornice.

Dining Room

2.31m x 2.07m (7' 7" x 6' 9") Double glazed window to rear, wood laminate flooring, coved cornice.

Kitchen

2.56m x 2.20m (8' 5" x 7' 3") Double glazed window to rear, range of modern fitted wall and base units, worksurfaces over, drawer units, stainless steel sink and mixer tap, electric oven, gas hob, extractor hood, part tiled walls, integrated dishwasher and fridge freezer.

Second Floor

Landing

Stairs to second floor landing, built in cupboard, space and plumbing for washing machine.

Bedroom 1

3.54m x 3.47m (11' 7" x 11' 5") Double glazed window to front, radiator, built in storage cupboard housing Vailant boiler, built in wardrobes, newly laid carpet.

Bedroom 2

3.01m x 2.46m (9' 11" x 8' 1") Double glazing window to rear, radiator, built in wardrobes, newly laid carpet.

Bathroom

1.96m x 1.86m (6' 5" x 6' 1") Double glazed window to rear, low level w/c, wash hand basin with chrome mixer tap and storage below, panelled bath with shower and screen, tiled walls, tiled flooring, heated towel rail, spot lights.

Outside

Communal Gardens

Well kept communal gardens to the front and rear of the development.



Garage En Bloc

Single garage with up and over door.

Additional Information

Tenure

Lease - TBC
Maintenance - 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 & 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.

