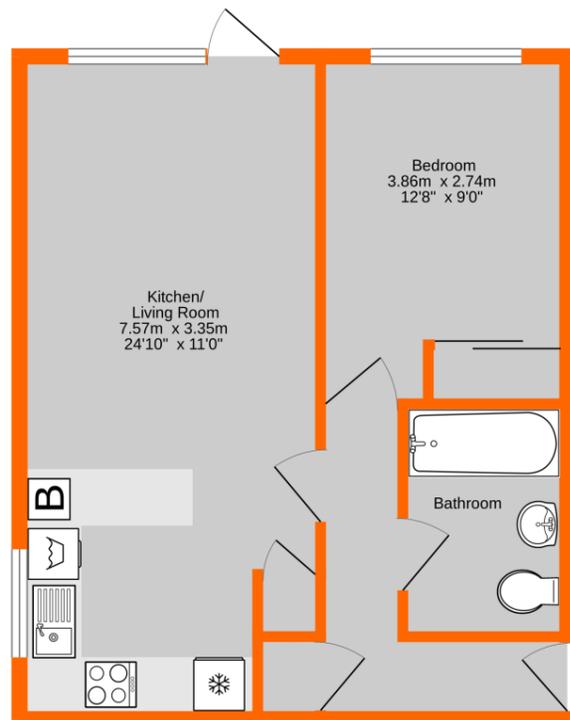
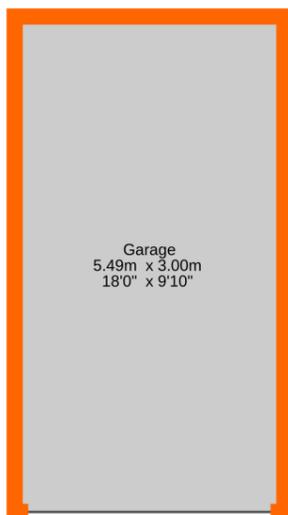


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	76

EU Directive 2002/91/EC

Garage  
16.6 sq.m. (178 sq.ft.) approx.

Ground Floor  
Flat  
44.9 sq.m. (484 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 44.9 sq.m. (483 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026

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

## Flat 6 Branscombe Court, 109 Westmoreland Road, Bromley, Kent, BR2 0UL

### £270,000 Leasehold

- One Bedroom Ground Floor Flat.
- Garage en Bloc.
- Kitchen With Integrated Appliances.
- Open Plan Kitchen/Living Room.
- Beautifully Presented.
- Attractive Communal Gardens.
- Modern Bathroom with White Suite.
- Convenient Bromley South Station & High Street.

## Flat 6 Branscombe Court, 109 Westmoreland Road, Bromley, Kent BR2 0UL

One bedroom ground floor flat at the front of this popular development, being only a short stroll to South Hill Woods and the shops at the corner of Westmoreland Road. Beautifully presented 24' 10" x 11' kitchen/living room with a range of white units and drawers with marble effect laminate worksurfaces including to the breakfast bar, integrated appliances including oven, hob, Fridge/Freezer and washer/dryer, bathroom with low level wc, bath with shower over and sink with two door cupboard beneath. Double bedroom with fitted wardrobe, garage en bloc, communal gardens laid mainly to lawn and communal parking to the front of the development. Other benefits include double glazing, gas central heating via the Vaillant boiler and secure telephone entry system. Only 0.8 of a mile from Bromley South High Street and Station with its fast and frequent services to London Victoria. Popular local schools include Highfield and Pickhurst Infants and Juniors.

### Location

Branscombe Court is on the corner of Westmoreland Road and Pickhurst Park. There are local shops at the junction of Pickhurst Park and Westmoreland Road. South Hill Woods is opposite the development and Bromley High Street is about 0.8 of a mile away with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. There are plenty of buses running along Westmoreland Road connecting with Hayes, Beckenham and Bromley town centre as well as Superloop bus service which connects Bromley and Croydon. Local schools in the area include Pickhurst and Highfield Infant and Junior schools.



### Ground Floor

#### Hallway

3.42m x 0.92m (11' 3" x 3' ") Deep storage cupboard with shelves, wood effect laminate flooring, double radiator, telephone entry system

#### Bathroom

2.15m x 1.68m (7' 1" x 5' 6") White bath with chrome mixer tap and hand shower, low level w.c., sink with chrome mixer tap and two door cupboard beneath, chrome heated towel rail, tiled walls and flooring

#### Kitchen/Living Room

Double glazed window to side, double glazed window and door to front. Range of white units and drawers with marble effect laminate work surface included to the breakfast bar, integrated appliances including Hoover washer/dryer, slimline dishwasher, electric four ring hob, oven extractor fan over and fridge/freezer, inset sink with mixer tap, cupboard housing the Vaillant combination boiler, storage cupboard, column radiator, wood effect laminate flooring

#### Bedroom

3.86m x 2.74m (12' 8" x 9' 0") Double glazed window to front, fitted wardrobe with two sliding doors, double radiator, wood effect laminate flooring

### Outside

#### Communal Gardens

Grounds to front and rear of the development

#### Garage En Bloc

5.49m x 3m (18' 0" x 9' 10") Single garage en bloc with up and over door

#### Communal Parking

Residents parking to the front of the development on a "first come first served" basis

### Additional Information

#### Maintenance

£2520.00 Per Annum - from 1st April 2026 to 31st March 2027 - To Be Confirmed

#### Lease

164 years from March 2002 - 140 years remaining - To Be Confirmed

#### Ground Rent

£100 per annum - until March 2026 increasing to £125 per annum until March 2051, increasing to £150 per annum until March 2076, increasing to £185.72 per annum until March 2101, increasing to £221.43 until March 2126, increasing to £257.14 until March 2151, increasing to £303.58 from March 2152 until the end of the lease - To Be Confirmed

#### Council Tax

London borough of Bromley – Band C. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)