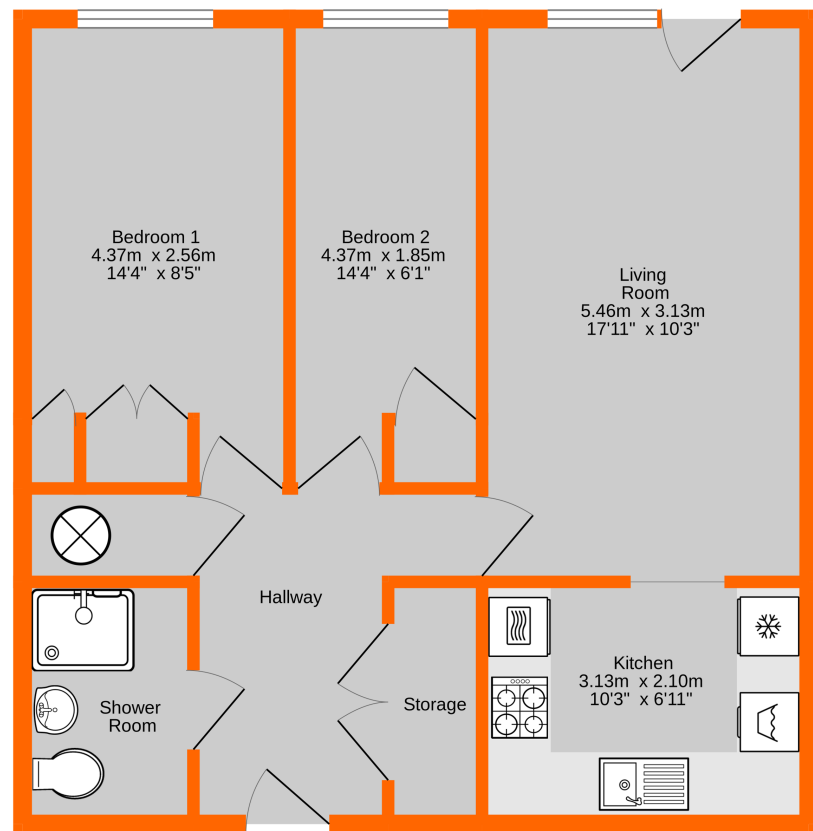


Ground Floor Flat
58.3 sq.m. (628 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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		



TOTAL FLOOR AREA : 58.3 sq.m. (628 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.
For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors

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

Flat 17 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB
£295,000 Leasehold

- TWO Bedroom Retirement Flat.
- Kitchen With Some Appliances Included.
- Communal and Residents Facilities.
- Attractive Communal Gardens.
- Ground Floor with Patio Doors.
- 0.8 Mile Bromley South Station.
- Electric Heating & Double Glazing.
- Chain Free.

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Flat 17 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

Rarely available TWO bedroom GROUND FLOOR flat in this hugely popular age restricted retirement flat. Well presented and having direct access to the front of the development via patio doors, this property has a fitted kitchen with a range of beech effect units and drawers as well as a stainless steel wall mounted oven and grill and an electric 4 ring electric hob, the well proportioned living room measures 17' 11" x 10' 3" and the two bedrooms both have fitted wardrobes and the bathroom has a low level wc, Mira Sport power shower and pedestal wash basin. Blenheim Court benefits from a security entryphone system, lift service to all floors, communal lounge, laundry facilities and emergency pull cords, as well as a guest room which is available for overnight visitors, by prior appointment. Regular social activities including a garden club, coffee mornings and fish and chip suppers. Beautiful communal gardens laid mainly to lawn, with established shrub borders, trees and terraces.

Location

Blenheim Court is situated in Gregory Close, just off Durham Avenue. There are good shops, including a Tesco Express, at the corner of Pickhurst Lane and Westmoreland Road, which is about half a mile away. Bromley South Station and town centre are just under a mile away. Bus services pass along Westmoreland Road with routes to the centre of Bromley and Beckenham.



Ground Floor

Hallway

3.27m x 2.81m into cupboard (10' 9" x 9' 3") Entryphone, electric heater, two door storage cupboard with hanging rail and consumer unit, cupboard housing the water tanks

Shower Room

2.25m x 1.58m (7' 5" x 5' 2") Shower cubicle with Mira Sport power shower and chrome shower head, pedestal wash basin with chrome taps, low level w.c., tiled walls, vinyl flooring

Living Room

5.46m x 3.13m (17' 11" x 10' 3") Double glazed door and window to front, patio, fireplace surround with coal effect electric fire, electric heater, four wall lights

Kitchen

3.13m x 2.10m (10' 3" x 6' 11") Range of beech units and drawers with laminate work surface overs, stainless steel sink and drainer with chrome taps, wall mounted stainless steel oven and grill, electric four ring electric hob and stainless steel extractor fan above, plumbing/space for washing machine and upright fridge/freezer, tiled splash backs, wood effect Amtico flooring

Bedroom 1

4.37m x 2.56m (14' 4" x 8' 5") Double glazed window to front, electric heater, three door fitted wardrobe with hanging rails and shelves

Bedroom 2

4.37m x 1.85m (14' 4" x 6' 1") Double glazed window to front, electric heater, single wardrobe with hanging rail and shelf

Outside

Communal Gardens

Laid mainly to lawn to front and rear of the development with two terraces and seating to the rear, various trees and shrubs/flower beds

Parking

Communal residents parking to the front of the block on a first come, first served basis.

Additional Information

Lease

125 Years from April 1988 - To Be Confirmed

Maintenance

£2,816.82 Per Annum for the period April 2025 to April 2026 - 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 D. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - 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