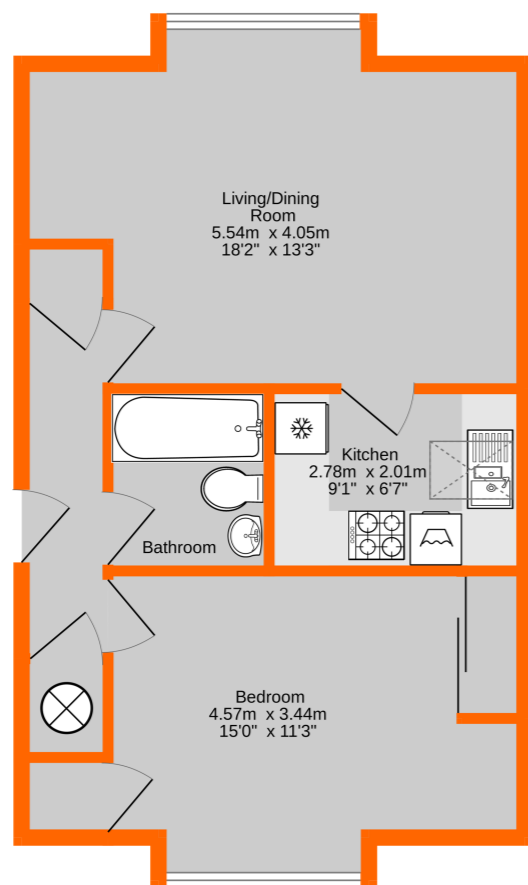


Top Floor Flat  
 49.4 sq.m. (531 sq.ft.) approx.

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>	76	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 49.4 sq.m. (531 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with MetroIQ ©2023

**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 10 Whitley Court, 84 Westmoreland Road, Bromley BR2 0QT Chain Free £250,000 Leasehold

- One Bedroom 2nd (Top) Floor Flat.
- 18' 2" x 13' 3" Living/Dining Room.
- Kitchen With Built in Oven & Hob.
- Parking To Rear Via Electric Gates.
- 0.7 Mile Bromley High Street.
- 15' x 11' 3" Bedroom With Fitted Wardrobe.
- White Suite Bathroom.
- Communal Grounds Laid Mainly To Lawn.

## Flat 10 Whitley Court, 84 Westmoreland Road, Bromley BR2 0QT

CHAIN FREE one Bedroom second (top) floor purpose built flat in this development built by Whelan Homes, with a front aspect from the living room and from the bedroom there is a double glazed window overlooking the rear communal grounds. About 0.7 of a mile from Bromley South Station and High Street and a short walk from shops at the junction of Westmoreland Road and Pickhurst Lane and South Hill Woods, off South Hill Road. Kitchen with grey painted fitted units and drawers, granite effect work surfaces, a Tecnik gas hob and Ignis electric oven. White suite bathroom and good size bedroom, with a fitted wardrobe having two mirror fronted sliding doors. Gas fired heating with radiators via a Potterton boiler and double glazing. Entry phone security system, communal grounds laid mainly to lawn with trees and shrubs, a bin store and parking to the rear of the development, approached via electrically operated gates.

### Location

Whitley Court is in the section of Westmoreland Road between South Hill Road and Cumberland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane and bus services pass along Westmoreland Road with routes to Bromley High Street, about 0.7 of a mile away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include the sought after Highfield Infant and Juniors and St Mark's Primary school.



### Ground Floor

#### Communal Entrance

Via entryphone and communal outer door with carpeted communal hallway and staircase to own front door on second floor

### Second Floor

#### Hallway

3.99m x 0.88m (13' 1" x 2' 11") Radiator, entry phone handset, airing cupboard housing hot water tank, coat cupboard housing consumer unit

#### Living/Dining Room

5.54m into recess reducing to 4.54m (14' 11" x 4.05m into dormer (18' 2" x 13' 3") Double glazed front dormer window, coving, radiator, eaves cupboard housing gas meter, door to:

### Kitchen

2.78m x 2.01m (9' 1" x 6' 7") Appointed with grey painted fitted wall and base units and drawers, granite effect laminate work surfaces, white 1 1/2 sink and drainer with a mixer tap, plumbing/space for washing machine, built in Ignis electric oven and Tecnik gas hob with a Blanco extractor unit above, space for fridge/freezer, base unit housing Potterton boiler, wall tiling between work surface and wall units, double glazed side Velux window

### Bedroom

4.57m including fitted wardrobe x 3.44m into rear dormer (15' 0" x 11' 3") Double glazed rear dormer window, radiator, coving, shelved storage cupboard, fitted wardrobe with two mirror fronted sliding doors

### Bathroom

2.01m x 1.64m (6' 7" x 5' 5") White suite of bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., radiator, tiled walls, extractor fan

### Outside

#### Communal Gardens

To front and rear laid mainly to lawn, with shrubs and trees

### Parking

Parking to rear of development accessed via electric double gates.

### Additional Information

#### Lease

125 Years (less the last ten days) from 25 December 1995 - To Be Confirmed

#### Maintenance

£1998.45 January - December 2023 - To Be Confirmed

#### Ground Rent

Currently £120 per annum. Increasing during the third twenty five year period of the term to £160 per annum, increasing during the fourth twenty five year period of the term to £200 per annum and increasing for the remainder of the term to £240 per annum - 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 E

