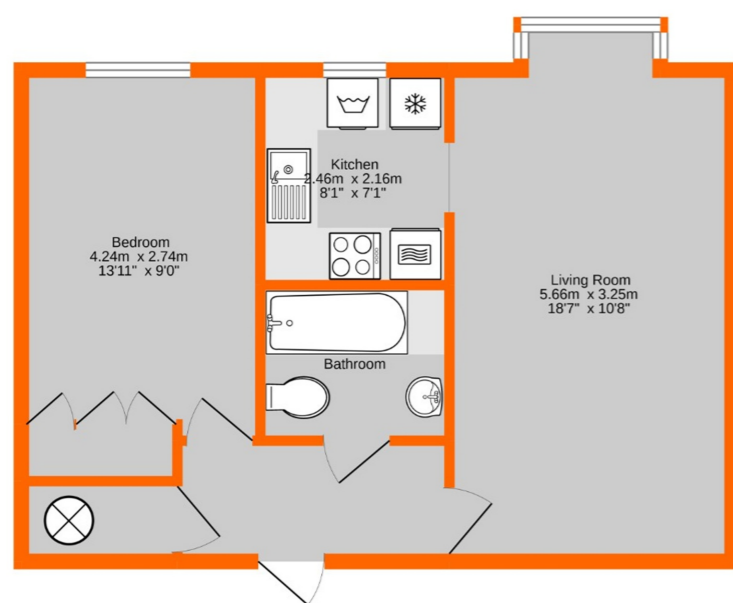


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
 47.2 sq.m. (508 sq.ft.) approx.



TOTAL FLOOR AREA: 47.2 sq.m. (508 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2012



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

## Flat 33, Blenheim Court 50 Durham Avenue, Bromley, Kent BR2 0RB £190,000 Leasehold

- One Bedroom Retirement Flat.
- Kitchen With Wood Effect Units.
- Various Communal Facilities.
- Attractive Communal Grounds.
- 18' 7" (Plus Bay) Living Room.
- Champagne Coloured Bathroom.
- 0.8 Bromley High Street.
- Double Glazing & Electric Heating.

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 MAP Limited 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 Rent4sure Limited 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





## Flat 33, Blenheim Court 50 Durham Avenue, Bromley, Kent BR2 0RB

CHAIN FREE one bedroom first floor purpose built retirement flat, in this POPULAR DEVELOPMENT about 0.8 of a mile from Bromley South Station and High Street. 18' 7" (plus the bay) living/dining room with archway to the kitchen, which is appointed with wood effect fronted fitted units and drawers, granite effect work surfaces, a built in Lamona electric double oven and Lamona ceramic hob. Champagne coloured bathroom suite. The flat has double glazing and electric heaters (as listed). Blenheim Court is in a cul-de-sac and has an entry phone system, Careline alarm service with alarm pull cords, lift service, a communal lounge with kitchen reappointed in 2022, a library to the mezzanine level, a laundry room and guest room. There are regular social activities including a garden club, coffee mornings and fish and chip suppers. The attractive communal gardens are a real feature of this development and are laid mainly to lawn, with established shrub beds, trees and terraces. There is communal parking to the front.

### Location

Blenheim Court is off Durham Avenue in Gregory Close. There are shops on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road and Westmoreland Road to Bromley High Street, with The Glades Shopping Centre, St Mark's Square development and Bromley South Station, which is about 0.8 of a mile. South Hill Woods is off Tootswood Road.



### Ground Floor

#### Communal Entrance

Via entry phone and communal outer door to carpeted communal hallway with stairs or lift to flat on first floor

### First Floor

#### Hallway

3.28m x 1.30m (10' 9" x 4' 3") coving, alarm pull cord, airing cupboard with slatted shelves housing hot and cold water tanks, electric heater, consumer unit

#### Bedroom 1

4.24m x 2.74m (13' 11" x 9') Double glazed front window, double and single wardrobe, coving, alarm pull cord

#### Bathroom

2.16m x 1.60m (7' 1" x 5' 3") Champagne low level w.c. and pedestal wash basin, bath with a Galaxy Aqua 1000 shower over, tiled walls to three sides of the bath, extractor fan, alarm pull cord

#### Living Room

5.66m x 3.25m (18' 7" plus bay 0.51m 1' 8" x 10' 8") Double glazed front bay window, coving, alarm pull cord, Creda electric storage radiator, archway to:

### Kitchen

2.46m x 2.16m (8' 1" x 7' 1") Double glazed front window, appointed with wood effect fronted fitted wall and base units and drawers, granite effect work surfaces, Lamona stainless steel sink and drainer with a chrome mixer tap, wall tiling between work surface and wall units, Lamona stainless steel electric double oven, Lamona ceramic hob, plumbing/space for washing machine, space for fridge/freezer, wood effect laminate flooring

### Outside

#### Communal Garden

Attractive communal gardens surround the development, laid mainly to lawn, two terraces and various seating areas to the rear, mature trees, shrubs and flower beds

#### Parking

Communal residents parking to the front of the development on a first come first served basis

#### Communal Facilities

Lifts to all floors, residents lounge with kitchen to lower ground floor, laundry room and guest suite

### Lease

#### Lease

125 Years From 1988 - To Be Confirmed

#### Maintenance

£3,724.28 - April 2023 to March 2024 - To Be Confirmed

#### Ground Rent

We are informed there is no Ground Rent on this property - To Be Confirmed

#### Agents 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 C