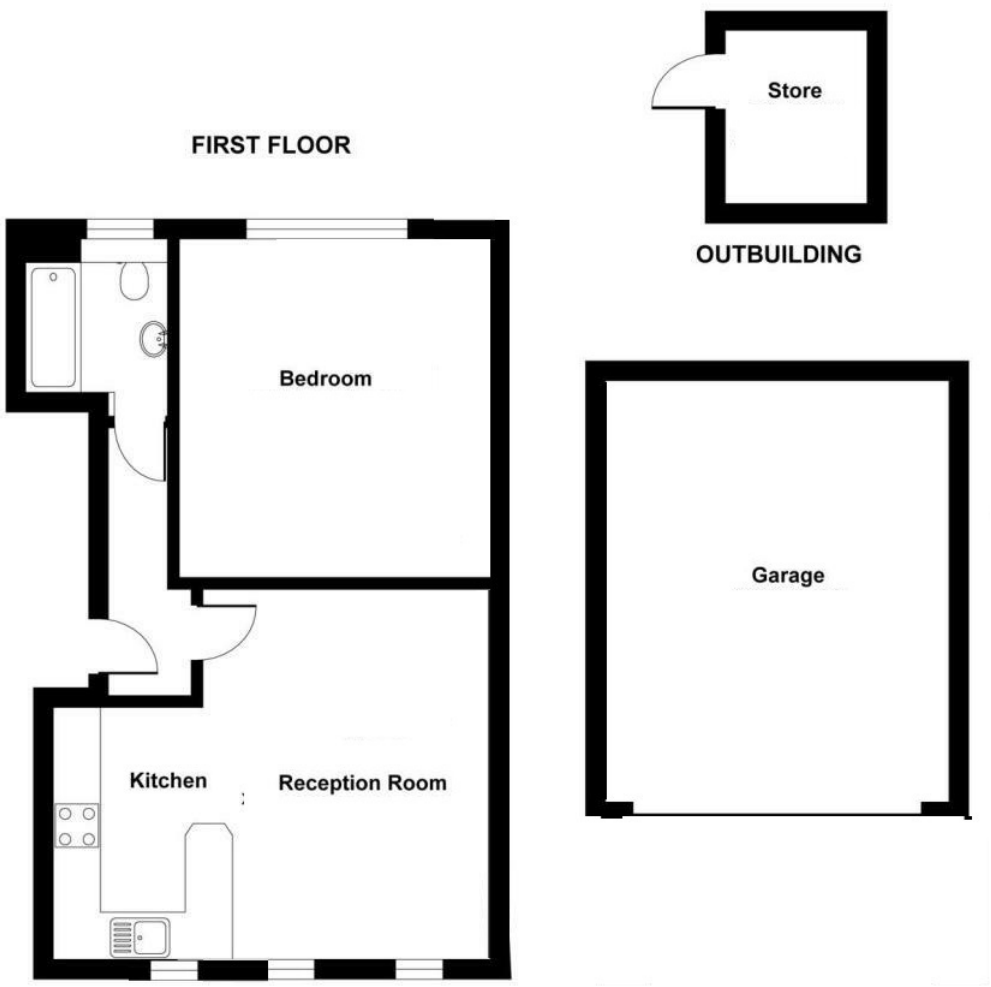


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT 72 SQ METRES (EXCLUDES OUTBUILDING / INCLUDES GARAGE)



Viewing by appointment with our Bromley Office - 020 8460 4166

462a Bromley Road, Bromley, Kent BR1 4PP

£235,000 Leasehold

- One Bedroom First Floor Flat
- Double Glazed & Central Heating
- Modern Kitchen With Appliances
- Outside Shared Courtyard
- Beautifully Presented
- Open Plan Reception Room/Kitchen
- Large Garage
- Separate Store/Utility Room

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



462a Bromley Road, Bromley, Kent BR1 4PP

Spacious one bedroom flat, on the first floor, being beautifully presented throughout. This light and spacious property is ideal for first time buyers or investment buyers and comprises of entrance hall an open plan lounge/kitchen with a range of fitted wall and base units with appliances, delightful lounge with triple windows to the front, generous larger than average double bedroom ad updated bathroom suite. The property is double glazed and has gas fired central heating via the combination boiler. Outside there is a shared courtyard with seating and a detached large garage, ideal for parking or storage, and a store/utility room with double glazed door and plumbing for washing machine and extra storage. The property is ideally located for access into both Bromley and Lewisham with excellent transport links. Offered with no onward chain.

Location

The property is located within easy reach of both Bromley town centre with its array of shops, restaurants and bars, Beckenham and Lewisham. Beckenham Hill station with access into Central London, and local bus services pass close to the property. Bromley Road has a selection of smaller independent shops. Beckenham Place Park is just a short walk away, as to is the green chain walk.



Ground Floor

Communal Entrance

Double glazed door into hall, security entry phone system, stairs to first floor, timber door into:-

First Floor

Entrance Hall

Wood laminate flooring, meters,, access to loft, alarm, entry phone system.

Lounge/Kitchen

5.51m x 4.35m (18' 1" x 14' 3") Three double glazed windows to front, radiator, coved cornice, recessed spot lights, wood laminate flooring, kitchen comprises of a range of fitted wall and base units, worksurfaces over, inset stainless steel sink and chrome mixer tap, wall mounted combination boiler, induction hob, stainless steel electric over, integrated dishwasher, integrated fridge/freezer, extractor hood, splash back tiling.

Bedroom 1

4.37m x 3.61m (14' 4" x 11' 10") Double glazed window to rear, radiator, coved cornice, recessed spot lights.

Bathroom

1.85m x 1.78m (6' 1" x 5' 10") Double glazed window to rear, white suite comprising panelled bath with chrome mixer taps, wall mounted shower, pedestal wash hand basin with chrome mixer tap, extractor, part tiled walls, heated towel rail, recessed spot lights.

Outside

Utility/Store Room

Double glazed door, space and plumbing for washing machine, storage space, power and light.

Garage

4.8m x 3.9m (15' 9" x 12' 10") Large garage with up and over door.

Courtyard Garden

Shared courtyard with one other property, patio area, seating area, access to storage/utility room.

Additional Information

Lease

125 years from 25th September 2003. To be confirmed.

Maintenance

Nil - To Be Confirmed.

Ground Rent

£50 per Annum. To Be Confirmed.

Agents Note

Details of leases, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Lewisham - Band B
For the current rate please visit: lewisham.gov.uk/council-tax/council-tax-guide

Broadband and 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 Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.

