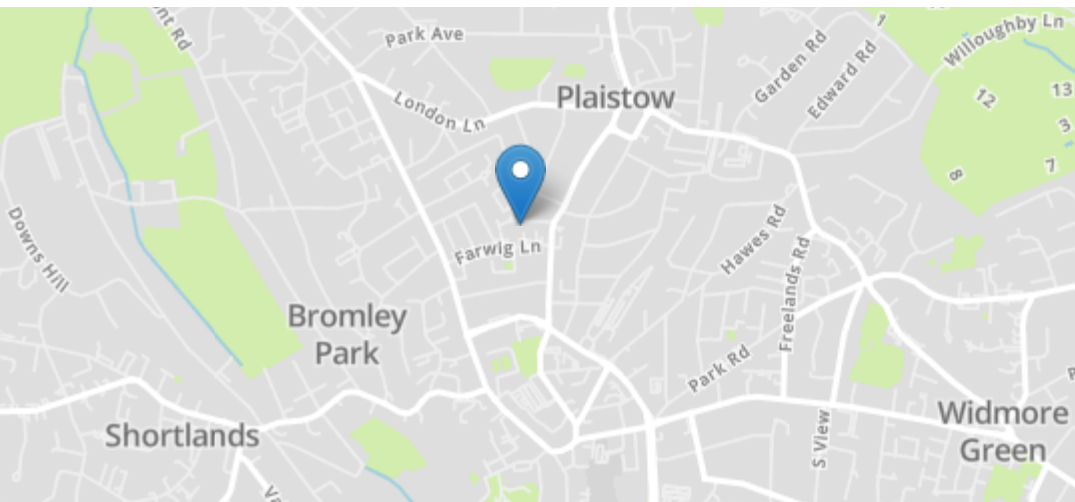


**Bromley Office**

- 📍 11 Plaistow Lane, Bromley, BR1 4DS
- ☎ 020 8460 4166
- ✉ bromley@proctors.london



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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

**Bromley Office**

- 📍 11 Plaistow Lane, Bromley, BR1 4DS
- ☎ 020 8460 4166
- ✉ bromley@proctors.london



Viewing by appointment with our Bromley Office - 020 8460 4166

## Flat 2, 23 Scotts Road, Bromley, Kent BR1 3QD

### £390,000 Leasehold

- 🏠 Two Double Bedrooms
- 🏠 Modern Interior
- 🏠 Open Plan Lounge/Diner
- 🏠 Close To Local Schools
- 🏠 Private Terrace & Allocated Parking
- 🏠 Communal Gardens
- 🏠 Double Glazed and Central Heating
- 🏠 Air Conditioning

**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](http://www.proctors.london)





## Flat 2, 23 Scotts Road, Bromley, Kent BR1 3QD

Built in 2016 is this beautifully presented ground floor apartment situated at the end of a cul-de-sac conveniently located within easy walking distance of local amenities including the town centre and Bromley North or Sundridge Park railway stations. The property benefits from a bright and spacious southerly facing combined open plan living dining room/kitchen with double glazed doors providing direct access to a private terrace, and air conditioning unit. Modern fitted high gloss white kitchen with built in appliances, two double bedrooms, the main having built in wardrobes, both bedrooms enjoying a southerly aspect and white suite family bathroom. The L shape hallway features a large walk-in storage cupboard. There is gas fired central heating, double glazing throughout and video entry phone system. There is an allocated parking space and secure communal gardens to the rear of the development with resident's bike storage.

### Location

Scotts Road is a cul-de-sac off College Road where there are local shops including a local Co-Op and just over a quarter of a mile from Bromley North railway station serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bromley High Street is about half a mile away as is Sundridge Park.



### Ground Floor

#### Communal Entry

Video entry phone, carpeted.

#### Entrance Hall

L-shape hall, UPVC door into hall way, video entry phone system, radiator, wood laminate flooring, built in storage cupboard.

#### Lounge/Diner

6.36m x 4.25m (20' 10" x 13' 11") Double glazed French door to private patio, spot lights, a/c unit, radiator.

#### Kitchen

3.09m x 2.05m (10' 2" x 6' 9") Range of wall and base units, laminate work tops, stainless steel sink and mixer tap, integrated dishwasher, washer/dryer, integrated fridge/freezer, gas hob, electric cooker.

#### Bedroom 1

3.45m x 2.97m (11' 4" x 9' 9") Double glazed window to front, radiator, built in cupboard housing Logic boiler, built in wardrobes with sliding doors.

#### Bedroom 2

2.97m x 2.69m (9' 9" x 8' 10") Double glazed window to front, radiator.

#### Bathroom

2.41m x 1.81m (7' 11" x 5' 11") Panelled bath with chrome taps, glass screen, wall mounted chrome shower, wash hand basin and chrome mixer taps, low level w/c, chrome heated towel rail, spot lights.

### Outside

#### Communal Gardens

Well maintained communal gardens to the rear of the block

#### Parking

Allocated Parking Space.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
For the current rate please visit:  
[bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Mobile and Broadband

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

#### Lease

125 years from 1st June 2016 (Approx. 116 years left)  
TBC

#### Maintenance

TBC

#### Ground Rent

TBC

#### Agents Notes

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

