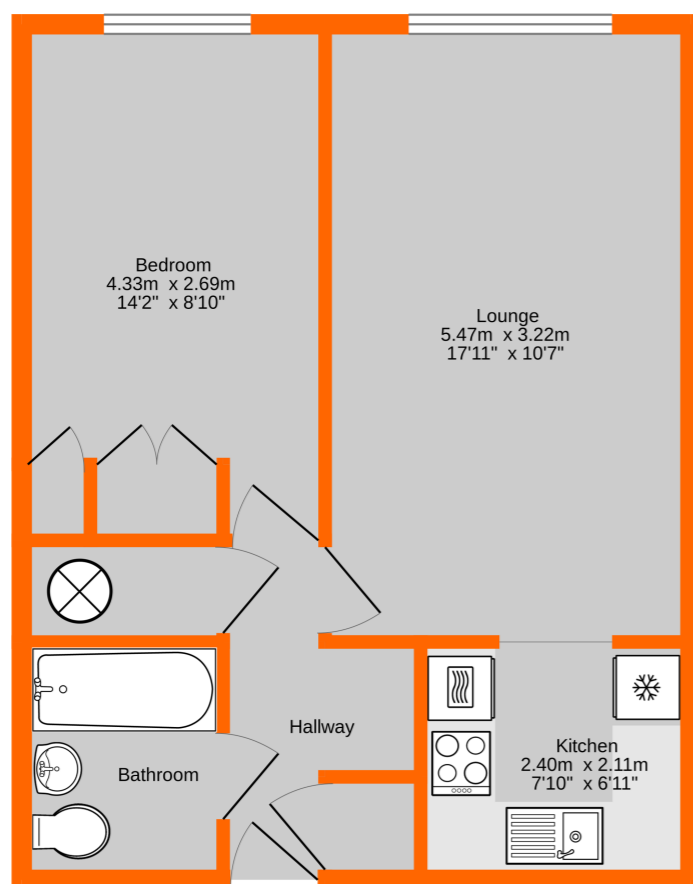


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor Flat
 44.8 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 44.8 sq.m. (483 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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



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

Flat 25 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB
£180,000 Leasehold

- One Bedroom 1st Floor Flat.
- Communal Facilities & Gardens.
- Close To Transport Links.
- Built In Storage Cupboards.
- Chain Free & Lift Service.
- Double Glazed & Electric Heating.
- Emergency Pull Cord System.
- Residents Parking.

Flat 25 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

CHAIN FREE one bedroom first floor retirement flat, being conveniently set at the rear of the block with beautifully views over the rear gardens and beyond. Offered for sale for the first time since 1991 this light flat is situated close to the lift and palm court. Of the hallway with built in storage cupboards, there is a door to the 17'10" x 10'5" living room, which opens onto the fitted kitchen with space for appliances. The bedroom has a splendid aspect to the rear overlooking the communal gardens with built in wardrobes and a bathroom. The flat benefits from a security entry phone system, resident warden, communal lift giving access to all floors, emergency alarm system via pull cords, residents lounge with updated residents kitchen, laundry room and guest bedroom which is available for visiting guests. Beautifully cared for communal grounds surround the development with various seating areas and residents parking to the front. In our opinion, this is a delightful development and internal viewing is highly recommended.

Location

Blenheim Court is off Durham Avenue in Gregory Close. There are local shops and a short walk away on the corner of Westmoreland Road and Pickhurst Lane. Bus services including the 138, 162 and 367 pass along either Cumberland Road and Westmoreland Road with routes to Bromley High Street with national stores, The Glades Shopping Centre, various restaurants and Bromley South station with fast links into London Victoria, which is about 0.8 of a mile away. South Hill Woods bowling club and South Hill Woods tennis club are a short stroll away.



Ground Floor

Communal Entrance

security entry phone system, warden's office, stairs and lift to all floors

First Floor

Hall

built-in airing cupboard housing hot and cold water tanks, electric radiator, coved cornice, built-in storage cupboard, emergency pull cord system

Lounge

5.47m x 3.22m (17' 11" x 10' 7") double glazed window to rear overlooking communal gardens, coved cornice, wall lights, feature fireplace with electric fire, emergency alarm pull cords, Economy 7 heater, open into

Kitchen

2.4m x 2.11m (7' 10" x 6' 11") fitted with range of wooden wall and base units, work surfaces over, stainless steel sink with chrome mixer tap, drawer units, space for fridge/freezer, space for spin dryer, electric hob, extractor hood, high level oven, wall heater

Bedroom

4.33m x 2.69m (14' 2" x 8' 10") double glazed window to rear overlooking communal gardens, coved cornice, electric heater, emergency pull cord, built-in triple wardrobe with dressing table

Bathroom

2.25m x 1.61m (7' 5" x 5' 3") panelled bath with chrome taps, wall mounted electric shower, pedestal wash basin and chrome taps, low level wc, part tiled walls, emergency pull cord, extractor fan, electric heater, part tiled walls

Outside

Communal Gardens

Beautiful communal gardens surround the development, mainly laid to lawn, two terraces and various seating areas are situated around the gardens, sun terrace and drying area to the side, mature trees, established shrubs and flower beds, access into the residents lounge

Residents Parking

Communal residents parking can be found to the front, allocated on a first come, first served basis

Additional Information

Residents Facilities

Entry phone system, lift service and alarm pull cords. Excellent communal lounge with newly installed residents kitchen, laundry room, guest room, library and puzzle room, warden's office

Lease

125 years from 1 April 1988 - to be confirmed

Maintenance

£3,828.70 Per year - to be confirmed

Ground Rent

Nil - To be confirmed

Lease Details

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