



| 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>                            |         |           |
| (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 |         |           |
|   | 70      | 76        |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Ground Floor**

Approx. 44.5 sq. metres (479.4 sq. feet)



**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)



Viewing by appointment with our Bromley Office - 020 8460 4166

19 Oaklands Road, Bromley, Kent BR1 3SS  
**£259,995 Leasehold**

- One Bedroom Ground Floor Flat
- Bedroom With Wardrobes
- Gas Central Heating
- Modern Updated Bathroom
- Living Room, Fitted Kitchen
- Double Glazed
- Garage & Communal Gardens
- EPC Rating C



## Flat 1 Woodlands 19 Oaklands Road, Bromley, Kent BR1 3SS

Situated on the ground floor at the front of this modern purpose built block, this larger than average one bedroom flat is well maintained by the current owners, providing well proportioned accommodation. The property is accessed via a communal entrance hall with security entrance phone system. Accommodation comprises, entrance hall with large storage cupboard, bright living room, modern fitted kitchen, double bedroom with a range of fitted wardrobes to one wall, and a modern white bathroom. The property has the benefit of double glazing and gas fired central heating by radiators. Outside there is a garage en bloc, ample residents car parking, and well kept communal gardens to the rear with seating areas. The property would be ideal as a first time buy or as a buy to let.

### Location

Situated within 1/4 mile of London Road with bus services to Bromley. Shortlands station, serving Victoria and Bromley North station serving Lewisham for the DLR and London Bridge are just over 1/2 a mile.



### Ground Floor

#### Communal Entrance Hall

Security entrance phone system.

#### Entrance Hall

Entry phone system, laminate flooring, deep storage cupboard with shelving and hanging space.

#### Living Room

5.15m x 3.17m (16' 11" x 10' 5") Bright room with double glazed window to front, wood laminate floor, radiator, coved cornice, wall light points.

#### Kitchen

2.76m x 2.12m (9' 1" x 6' 11") Double glazed window to side, range of modern fitted wall and base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, gas and electric cooker points, plumbing and space for washing machine, space for fridge/freezer, wall mounted combination boiler, ceiling spot lights, vinyl floor.

#### Bedroom

4m x 2.73m (13' 1" x 8' 11") Double glazed window to front, range of fitted wardrobes to one wall with two double wardrobes plus overhead storage cupboards, radiator, coved cornice.

#### Bathroom

Modern white bathroom suite comprising panelled bath with shower over, pedestal wash basin and low level w/c, extractor fan, tiled walls, extractor fan, radiator.

### Outside

#### Garage and Residents Parking

Single garage en bloc to rear accessed via a secure barrier, residents/visitors parking.

#### Communal Gardens

Well maintained communal gardens to rear, mainly laid to lawn with seating area and shrubs.

#### Tenure

Leasehold approx. 125 years from 25/03/2015 TBC

#### Ground Rent

£250 per annum - To Be Confirmed

#### Service Charge

£1496.00 per annum - To Be Confirmed.

#### Council Tax

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

#### Agents Note

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