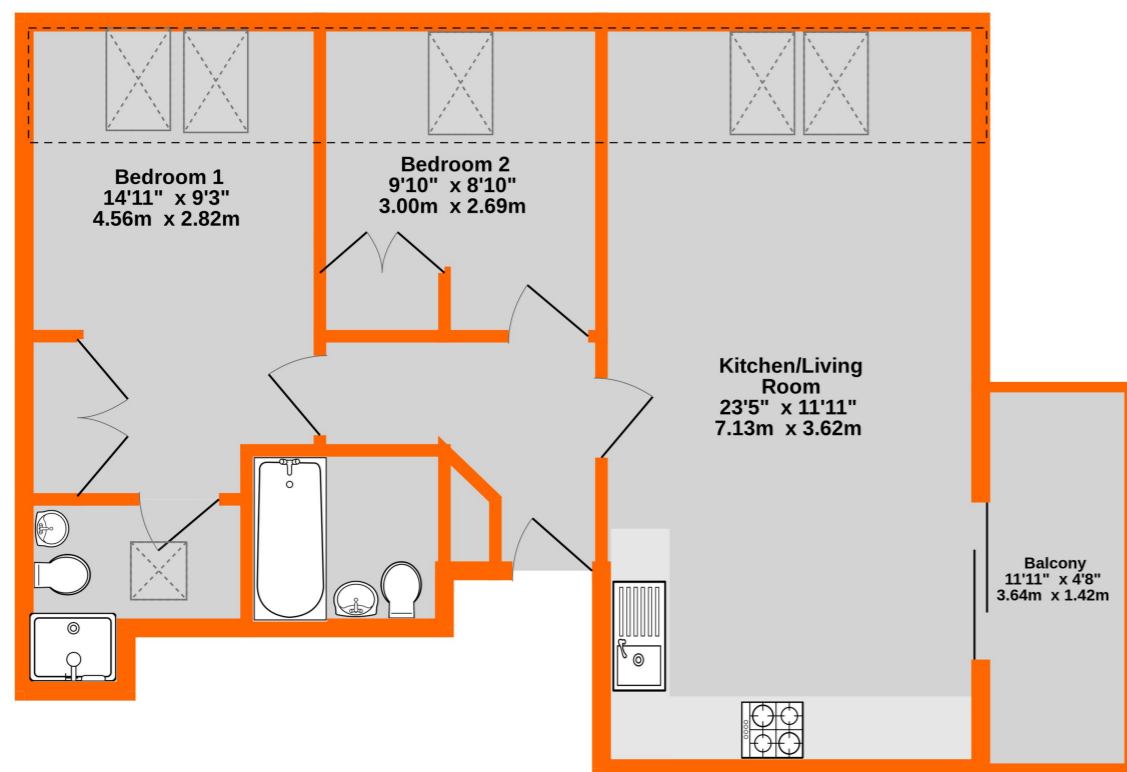


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
 619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metroplex ©2023

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 Park Langley Office - 020 8658 5588

Flat 6 Campbell Court, 41 Winchester Road, Bromley, Kent, BR2 0PZ

£420,000 Leasehold

- Modern top floor flat
- Balcony with westerly aspect
- Half a mile from Bromley South
- Ideal investment/first time buy
- Two bedrooms with wardrobes
- En suite shower room plus bathroom
- Open plan kitchen/living room
- Allocated parking space to front

Flat 6 Campbell Court, 41 Winchester Road, Bromley, Kent BR2 0PZ

Modern development of purpose built flats built by reputable local development company, PJ Construction, in 2018 now having 999 year lease and SHARE OF FREEHOLD. Occupying a corner plot at the junction of Winchester Road and Cumberland Road, Campbell Court consists of only 6 two bedroom flats of similar proportions and high specification including underfloor heating throughout. This top floor flat has a private balcony and still provides a modern finish with well presented accommodation that has been well kept as a successful rental investment. The property has an allocated parking space to the front and is being sold "chain free" via our Park Langley office.

Location

Campbell Court can be found at the junction of Winchester Road and Cumberland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road to Bromley High Street with The Glades Shopping Centre, St Mark's Square development and Bromley South Station about 0.6 of a mile. Shortlands Station is about 0.8 of a mile and offers excellent connections into London and beyond.



Second/Top Floor

Entrance Hall

2.84m x 2.69m (9' 4" x 8' 10") L-shaped, including shelved cupboard housing fuse box, video entryphone handset, wood effect floor, downlights

Open Plan Kitchen/Living Room

7.13m x 3.62m (23' 5" x 11' 11")

~ Living Area

4.32m x 3.62m (14' 2" x 11' 11") wood effect floor, downlights, two Velux windows with fitted blinds

~ Kitchen/Breakfast Area

3.53m x 2.82m (11' 7" x 9' 3") gloss fronted base cupboards and drawers plus matching eye level units, quartz work surface incorporating drainer for stainless steel 1½ bowl sink with mixer tap, matching upstand, integrated AEG appliances including fridge, freezer, slimline dishwasher, washer/dryer, stainless steel extractor hood above 4-ring gas hob and electric double oven beneath, pelmet lighting, downlights, concealed wall mounted Vaillant boiler, wood effect floor, double glazed sliding patio doors to

Balcony

3.63m x 1.42m (11' 11" x 4' 8") decked flooring, outside light

Main Bedroom

4.82m max x 2.82m (15' 10" x 9' 3") to include pair of fitted double wardrobes, wood effect floor, Velux windows with fitted blinds

En Suite Shower Room

2.18m max x 1.64m max (7' 2" x 5' 5") to include large tiled shower cubicle with fixed overhead shower, further hand spray attachment and glazed sliding door, white low level wc with concealed cistern, wall mounted wash basin with mixer tap and drawers beneath, fully tiled walls, ceramic floor tiling, shaver point, extractor fan, downlights, chrome heated towel rail, Velux skylight

Bedroom 2

3.00m x 2.69m (9' 10" x 8' 10") to include pair of fitted double wardrobes, wood effect floor, Velux window with fitted blind

Bathroom

1.9m x 1.49m (6' 3" x 4' 11") white bath with fixed overhead shower, further hand spray attachment and glazed hinged screen, low level wc with concealed cistern, wash basin with mixer tap having drawer beneath, fully tiled walls, ceramic floor tiling, downlights, extractor fan, chrome heated towel rail, shaver point, Velux skylight

Outside

Parking

left hand on row of two (2nd space after bin store cupboard)

Additional Information

Lease

999 years from 25 March 2018 with SHARE OF FREEHOLD

Maintenance

£1,320 for the current year plus £500 buildings insurance from September 2023 - to be confirmed

Council Tax

London Borough of Bromley Band D

Agents Note

Details of lease, maintenance etc. should be checked prior to exchange of contracts