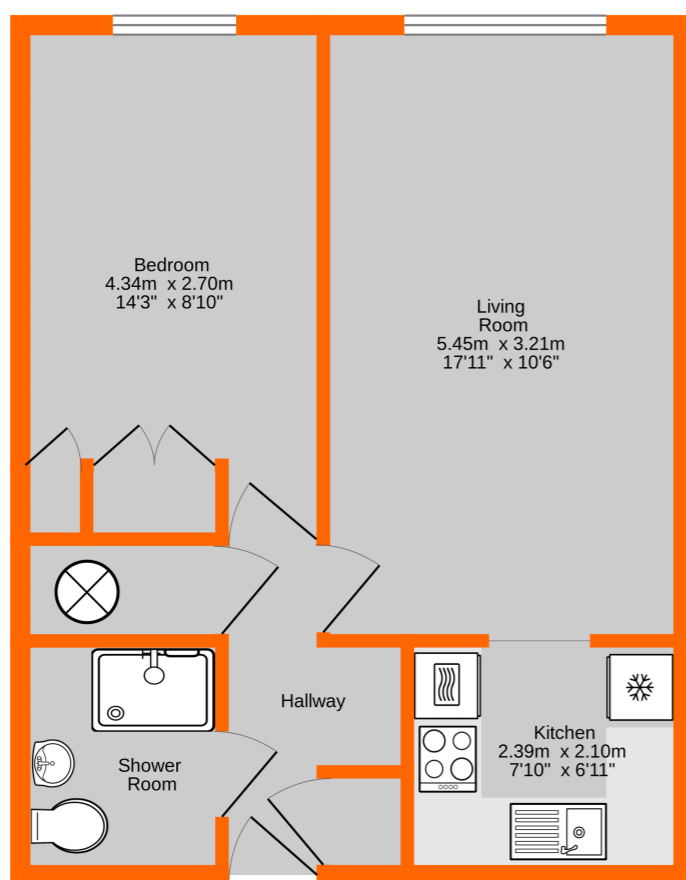


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	84
		EU Directive 2002/91/EC	

**Top 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 ©2026

**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 West Wickham Office - 020 8460 7252

**Flat 40, 50 Blenheim Court, Durham Avenue, Bromley, Kent BR2 0RB**  
**Chain Free £185,000 Leasehold**

- One Bedroom Retirement Flat.
- Electric Heating & Double Glazing.
- Views Over Attractive Gardens.
- Highly Desirable Development.
- 2nd Floor & Chain Free.
- 0.8 Mile Bromley South Station.
- Some Integrated Appliances.
- Residents Facilities.

## Flat 40, 50 Blenheim Court, Durham Avenue, Bromley, Kent BR2 0RB

Age restricted retirement flat in this highly sought after development, offered with the benefit of no onward chain. This one bedroom second floor flat has a kitchen with a range of beech units and drawers, stainless steel sink, Whirlpool stainless steel oven and integrated microwave and four ring electric hob. The living room overlooks the pretty communal grounds which are a real feature and the shower room has a pedestal wash basin, low level w.c, electric heated towel rail and shower enclosure with chrome shower head. Blenheim Court benefits from a security entryphone, emergency pull cords to all rooms, lift service to all floors, guest room for overnight visitors (fee payable) communal kitchen and lounge with a great range of social activities for those that are interested. Residents parking on a first come, first served basis at the front of the development.

### Location

Blenheim Court is situated in Gregory Close, just off Durham Avenue. There are good shops, including a Tesco Express, at the corner of Pickhurst Lane and Westmoreland Road, which is about half a mile away. Bromley South Station and town centre are just under a mile away. Bus services pass along Westmoreland Road with routes to the centre of Bromley and Beckenham.



### Ground Floor

#### Communal Entrance

Via entryphone and communal outer door to a carpeted communal hallway with stairs or lift to second floor

### Second Floor

#### Hallway

Entryphone system, wall mounted heater, cupboard with shelves and consumer units, deep cupboard housing water tanks

#### Shower Room

2.21m x 1.48m (7' 3" x 4' 10") Pedestal wash basin, low level w.c., electric heated towel rail, shower with chrome shower head, tiled seat, handrails, sliding glass screen, extractor fan, tiled walls and tiled effect vinyl flooring

#### Living Room

5.45m x 3.21m (17' 11" x 10' 6") Double glazed window to rear, electric wall heater

#### Kitchen

2.39m x 2.10m (7' 10" x 6' 11") Range of birch units and drawers with laminate worksurface over, stainless steel sink with a drainer and chrome mixer tap, space and plumbing for fridge/freezer and washing machine, Whirlpool stainless steel oven and integrated microwave, Whirlpool four ring electric hob, part tiled and part stainless splashback, tile effect vinyl flooring

### Bedroom

4.34m x 2.70m (14' 3" x 8' 10") Double glazed window to rear, fitted wardrobe with three doors, wall mounted electric heater

### Outside

#### Communal Garden

Attractive communal gardens surround the development, laid mainly to lawn, two terraces and various seating areas to rear, mature trees, shrubs and flower beds

#### Parking

Communal residents parking to the front of the development on a first come first served basis

#### Communal Facilities

Lifts to all floors, residents lounge with kitchen to lower ground floor, laundry room and guest suite

### Additional Information

#### Lease

125 Years from 1988 - To Be Confirmed

#### Maintenance

£3676.77 1 April 2026 to 31 March 2027 - To Be Confirmed

#### Agent's Note

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. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

### Utilities

Mains - Electric, Water and Sewerage

### Broadband and Mobile

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