



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



Viewing by appointment with our Bromley Office - 020 8460 4166

12 Constable Mews, Bromley, Kent BR1 3BF
£275,000 Leasehold

- Spacious Bedroom With Juliet Balcony
- Popular Gated Development
- Easy Access To Bromley High Street
- 0.4 Mile To Bromley South Station
- Offered Chain Free
- Lift & Security Entry Phone System
- Beautifully Presented
- 0.2 Mile Bromley North Station

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.
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12 Constable Mews, Bromley, Kent BR1 3BF

Beautifully presented one bedroom south facing first floor apartment, set within a gated development just a few minutes' walk to Bromley Town Centre. Accessed via electronic security gates and residents entry phone system, there is a lift serving all floors of the development. Being so centrally located, this modern purpose built apartment offers modern open plan living, a delightful lounge diner with Juliet balcony and wooden flooring, that opens into a modern high gloss shaker style kitchen with granite worksurfaces and built in appliances. The lounge also has an ideal space for those working from home or use as a dining area. The double bedroom is filled with light from the second Juliet balcony which also enjoys a sunny aspect and has fitted wardrobes to one wall offering plenty of storage. The shower room is beautifully appointed with modern shower and neutral tiling to the walls. Outside this well-kept development has a shared communal garden for the enjoyment of residents and cycle storage. Internal viewing advised.

Location

Situated in this sought after central location, just a short walk to Bromley North railway station 0.2 miles away serving Lewisham for the DLR, London Bridge, Waterloo East, Charing Cross and Cannon Street. Bromley South railway station is 0.4 of a mile from the property and serves London Victoria and Blackfriars. A comprehensive selection of shops, restaurants and bars in Bromley High Street is around 1/4 of a mile and easy access by foot. Bromley library and leisure centre are close by, with Sundridge Park golf club and Bromley cricket club. For schools, Bus routes pass by and stop outside, connecting the local area.



Ground Floor

Entrance

Gated entrance, security entry phone system, door to:-

Communal Entrance

Stairs and lift to all floor, hard wood door into:-

Hallway

Security entry phone system, wooden flooring, fuse board, radiator, door into:-

Lounge/Diner/Kitchen

8.43m x 4.15m reduced to 2.44m (27' 8" x 13' 7" to 8' 0") Open plan room with south facing Juliette balcony to the front, two radiators, coved cornice, wooden flooring, space for dining table or desk unit, spot lights, modern high gloss kitchen with cream units and drawers, granite work surfaces over, stainless steel inset sink and mixer tap, pelmet lighting, integrated fridge/freezer, stainless steel oven, gas hob and extractor hood, integrated dishwasher, wooden flooring, spot lights, kickboard lighting.

Bedroom

4.32m x 3.67m (14' 2" x 12' 0") South facing with Juliette balcony to the front, radiator, coved cornice, spot lights, built in wardrobes to one wall with sliding mirror doors, wall mounted combi boiler in concealed cupboard.

Shower Room

2.33m x 1.36m (7' 8" x 4' 6") Modern fitted shower enclosure with glass screen, chrome shower, wash hand basin and chrome mixer tap, low level w/c with push flush, tiled walls and flooring, heated towel rail, spot lights, shaving point, mirror.

Outside

Communal Gardens

Well kept communal gardens for residents.

Additional Information

Lease

Leasehold - 125 years from 24 June 2007. Approx. 106 years remaining - TBC

Maintenance

Service Charge - £2,200.00 per annum - TBC



Ground Rent

£400.00 per annum - TBC

Council Tax

London Borough of Bromley Band C
For the current rate please visit:
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.

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

Utilities

Mains - Electric, Gas, Water and Sewerage

Agents Notes

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

