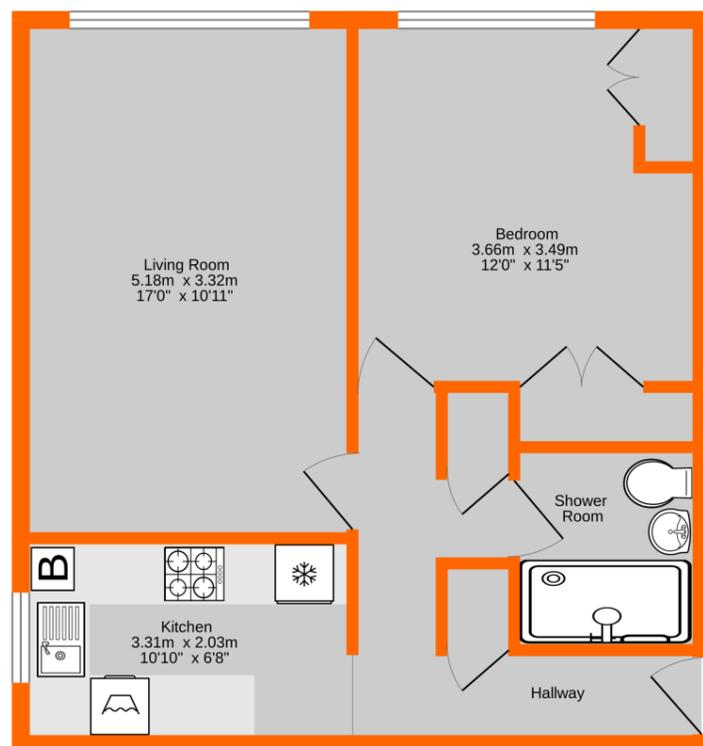


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 49.4 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 49.4 sq.m. (531 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Mettler ©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.
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 For further details please visit our website - www.proctors.london



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

Flat 4, Everglades, 43 Shortlands Road, Bromley, Kent BR2 0XW Chain Free £257,500 Share of Freehold

- One Bedroom Ground Floor Flat.
- 0.3 Mile Shortlands Station.
- Kitchen With Integrated Appliances.
- 999 Year Lease From 2014.
- Development of Just 16 Flats.
- 17' x 10' 11" Living/Dining Room.
- Garage En Bloc.
- Share Of Freehold.

Flat 4, Everglades, 43 Shortlands Road, Bromley, Kent BR2 0XW

One bedroom ground floor purpose built flat at the front of this development, about 0.3 of a mile from shops, Shortlands Station (Zone 4) and Shortlands Village. Bus services pass along Shortlands Road. 17' x 10' 11" living/dining room and separate kitchen with white fitted units and drawers and various integrated kitchen appliances. Bedroom with wood effect fitted double wardrobe plus a built-in double wardrobe and white suite shower room. Gas fired heating with radiators via a Worcester boiler to the kitchen and double glazing. There is communal parking to the front and an attractive communal garden to the rear, with a shaped lawn and various shrub borders. Garage en-bloc with up and over door. This flat is offered with a Share of the Freehold and a long 999 year lease from 24th June 2014.

Location

This development is in the section of Shortlands Road between Den Road and Church Road. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.3 of a mile away. Bus services pass along Shortlands Road. Beckenham High Street is about 1.2 miles away. Bromley High Street with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London is about 1.2 miles away.



Ground Floor

Entrance

Via entry phone and communal outer door with carpeted communal hallway to own front door on ground floor to:

Hallway

3.6m x 3.54m reducing to 0.89 m (2' 11") (11' 10" x 11' 7") L shape with radiator, entry phone handset, wood effect laminate flooring, coat/storage cupboard, further shelved storage cupboard

Kitchen

3.31m x 2.03m (10' 10" x 6' 8") Appointed with white fitted wall and base units and drawers, black laminate work surface, stainless steel Neff electric oven and Neff stainless steel four ring gas hob with a Neff stainless steel extractor canopy above, stainless steel sink and drainer with a chrome mixer tap, built in Neff fridge/freezer and Neff stainless steel microwave, Hotpoint washing machine, wall mounted Worcester boiler, wood effect laminate flooring, double glazed side window

Living/Dining Room

5.18m x 3.32m (17' 0" x 10' 11") Double glazed front window, coving, wood effect laminate flooring, radiator

Bedroom

3.66m plus double wardrobe x 3.49m including fitted wardrobe (12' 0" x 11' 5") Double glazed front window, radiator, wood effect laminate flooring, built in double wardrobe, fitted double wood effect wardrobe and four drawers having shelving above

Shower Room

1.94m x 1.64m (6' 4" x 5' 5") White concealed cistern low level w.c., wash basin with a chrome mixer tap and a white double cupboard beneath, tiled floor, tiled shower with a white shower tray, glass screen and wall mounted shower, ceiling downlights, chrome ladder style radiator, tiled walls

Outside

Garage En Bloc

5.11m x 2.32m (16' 9" x 7' 7") with up and over door. There is communal parking to the front of the development

Communal Garden

Attractive communal garden to rear with shaped lawn and shrub borders

Additional Information

Lease

999 year lease from 24th June 2014 Plus a Share of the Freehold - To Be Confirmed

Maintenance

30 September 2023 - 29 September 2024 £2,927 - To Be Confirmed

Agents Note

Our client informs us treatment for Japanese knotweed was completed in September 2023, following a 10 year plan and with a ten year guarantee. Structural work including Shire piling was carried out to five of the garages in 2017, (including the garage for flat 4), along with structural crack repairs, replacement of the roof covering and replacement of the up and over doors. (Building control certificate available).

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