



First Floor Flat  
73.1 sq.m. (787 sq.ft.) approx.



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

14a Mapleton Close, Bromley, Kent BR2 9DU

Chain Free £395,000 Leasehold

- Two Double Bedroom Maisonette.
- Open Plan Kitchen/Dining/Living Room.
- Garage En Bloc & Own Front Garden.
- Long 999 Year Lease from 2019.
- Modernised Throughout By Current Vendor.
- White Bathroom & En Suite Shower.
- Cul-de-sac Position.
- Walking Distance Pickhurst Schools.

**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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## 14a Mapleton Close, Bromley, Kent BR2 9DU

This CHAIN FREE two double bedroom first floor purpose built maisonette, has been modernised throughout by the present owner and has a spacious open plan 29' 11" kitchen/dining/living room. The kitchen is re-appointed with white fitted units and drawers and various integrated kitchen appliances. Both the bedrooms have fitted wardrobes with three sliding doors and the main bedroom has a white en suite shower room. Jack and Jill white suite bathroom off the hallway and the second bedroom. Gas fired heating with radiators via a Vaillant boiler and double glazing. This maisonette has a garage en bloc and the front section of garden, which is laid mainly to lawn. Long 999 year lease from April 2019. Bus services in Barnhill Avenue to Bromley South station and High Street, about 0.9 of a mile away.

### Location

Mapleton Close is a cul-de-sac position off Barnhill Avenue. Bus services pass along Barnhill Avenue with routes to Bromley High Street, about 0.9 of a mile away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Local schools include Pickhurst Infant and Juniors and Ravensbourne Secondary School. Norman Park can be accessed at the Junction of Hayes Lane (Bromley) and Mead Way and Pickhurst Recreation Ground and Cupola Wood can be accessed off Pickhurst Lane and Mead Way. There are shops in the precinct off Letchworth Drive and also at the junction of Pickhurst Lane and Westmoreland Road.



### Ground Floor

#### Entrance

Via part double glazed own front door to:

#### Hallway

Double radiator and staircase to first floor, cornice, ceiling lights

#### Kitchen/Dining/Living Room

9.11m x 3.89m (29' 11" x 12' 9") Cornice, double glazed rear window, double radiator, ceiling lights

Kitchen: Front double glazed window, appointed with white fitted wall and base units and drawers, laminate work surfaces, stainless steel 1 1/2 sink and drainer with a brushed steel mixer tap, integrated Zanussi washer/dryer, built in Lamona dishwasher, integrated Lamona fridge/freezer, Bosch integrated ceramic hob with a glass/stainless steel extractor unit above and a stainless steel splashback, tall unit with two doors housing the Vaillant boiler, Bosch electric oven and Zanussi microwave oven, tiled floor, cornice, ceiling lights and plinth lights

#### Inner Hallway

1.88m x 1.05m (6' 2" x 3' 5") Ceiling downlights, cupboard housing gas and electric meters and consumer unit

#### Bedroom 1

4.10m into wardrobes x 2.82m plus walk way 1.5m (4' 11") (13' 5" x 9' 3") Double glazed rear window, radiator, ceiling downlights, fitted wardrobes with three sliding doors, access to loft via wooden ladder for storage, brushed steel ceiling downlights, door to:

#### En-Suite Shower Room

2.82m x 0.86m (9' 3" x 2' 10") Tiled shower with a white shower tray, chrome shower controls and shower, sliding/folding door, tiled floor, white wash basin and concealed cistern low level w.c., white tiled walls, shelved cupboard, extractor fan, brushed steel ceiling downlights

#### Bedroom 2

3.11m x 3.01m increasing to 3.49m (11' 5") (10' 2" x 9' 11") Double glazed front window, radiator, drop down desk, fitted wardrobe with three sliding doors, brushed steel ceiling downlights

#### Jack and Jill White Bathroom

2.06m x 2m (6' 9" x 6' 7") Double ended bath with a chrome shower over to one end, wash basin with white double cupboard beneath, concealed cistern low level w.c., tiled walls and floor, brushed steel ceiling downlights, extractor fan

### OUTSIDE

#### Own Front Garden

Lawn area, path to own front door

#### Garage

En bloc with up and over door

### Other Information

#### Lease

999 Years from April 2019 - To Be Confirmed

#### Maintenance

As and When - To Be Confirmed

#### Ground Rent

£100 Per Annum - We wait to be advised by our client if there are incremental increases. - 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

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 - Gas, 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)