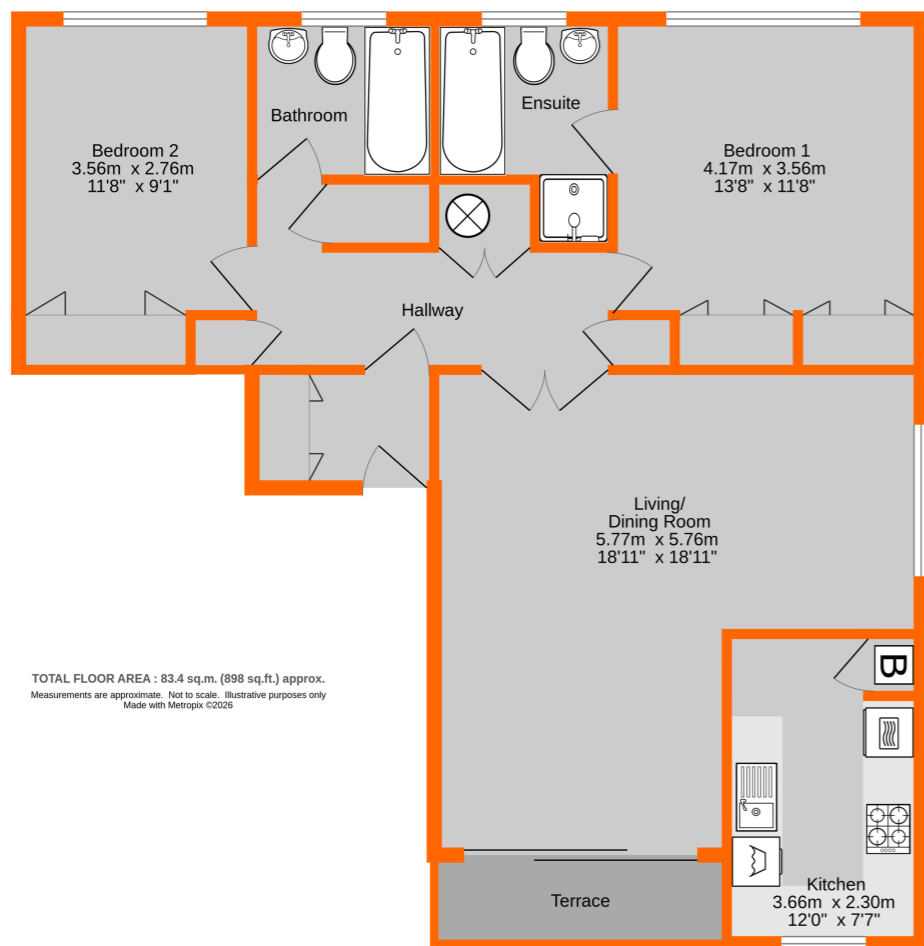


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 83.4 sq.m. (898 sq.ft.) approx.



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

32 Spruce Park, Cumberland Road, Bromley, Kent BR2 0EH

£440,000 Share of Freehold

- Two Bedroom Plus Bathroom & Ensuite.
- Garage en Bloc.
- Ground Floor Flat.
- Bathroom & En Suite.
- L shaped Living/Dining Room.
- Long lease and Share of Freehold.
- Covered Terrace.
- Attractive Communal Gardens.

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



32 Spruce Park, Cumberland Road, Bromley, Kent BR2 0EH

Highly desirable SPRUCE PARK, built by Steventon in the 1980's, this spacious two-bedroom ground floor apartment offers well-proportioned accommodation in a convenient and sought-after location. The property features a bright L-shaped living and dining room with sliding doors opening onto a covered front terrace, a well-appointed white kitchen with breakfast bar and some integrated appliances, and two generous double bedrooms, both with fitted wardrobes. The principal bedroom benefits from an ensuite with bath and separate shower, in addition to the main bathroom which is fitted with a white suite. Hallway with plenty of storage, a garage en bloc and resident parking bays to the front (first-come, first-served) The property also enjoys a long lease of approximately 958 years together with a share of the freehold. Ideally situated around half a mile from Bromley South Station and within easy reach of highly regarded schools including Highfield Infants & Juniors and St Mark's, and offered to the market with the added advantage of no onward chain.

Location

Cumberland Road is located off Westmoreland Road and runs between the section of Caygill Close and Durham Avenue if approaching Cumberland Road from Westmoreland Road. Bus services including the Superloop pass along Westmoreland Road with services to Bromley High Street with national stores, The Glades shopping centre, Churchill Theatre, various bars and restaurants, along with Bromley South Station with its fast (about 18 minutes) and frequent train services to London Victoria, about half a mile away. Local schools include the highly sought after Highfield Infants and Junior Schools and St Mark's Primary School.



Ground Floor

Outer Hallway

Deep coat cupboard with two bi folding doors, wood effect laminate flooring

Hallway

4.32m x 1.45m (14' 2" x 4' 9") Two door cupboard containing water tanks to one side, two further single cupboards, double radiator, wood effect laminate flooring

Bedroom 2

3.56m x 2.76m (11' 8" x 9' 1") Double glazed window to rear, fitted wardrobe with two bi folding doors, radiator

Bathroom

1.96m x 1.87m (6' 5" x 6' 2") Double glazed window to rear, low level w.c., white bath with mixer tap/hand shower, sink with chrome mixer tap and two door cupboard beneath, extractor fan, part tiled walls, wood effect laminate flooring, double radiator

Bedroom 1

4.17m x 3.56m (13' 8" x 11' 8") into wardrobes - Double glazed window to rear, fitted wardrobe with four bi folding doors, radiator

En Suite Shower Room

2.3m x 1.87m (7' 7" x 6' 2") Double glazed window to rear, bath with mixer tap/hand shower, shower cubicle with Mira Advance Power shower, low level w.c., sink with chrome mixer tap and two door cupboard beneath, part tiled walls, wood effect laminate floor, double radiator

Living/Dining Room

5.77m x 5.76m (18' 11" x 18' 11") Double glazed window to side, double glazed sliding doors to terrace at the front, three radiators

Own Terrace

Paved covered terrace

Kitchen

3.66m x 2.3m (12' x 7' 7") Double glazed window to front, range of white units with marble effect laminate worksurface including to the breakfast bar, stainless steel sink and drainer with chrome mixer tap, tiled splash backs, washing machine, Russell Hobbs four ring gas hob and extractor over Indesit double oven, freestanding fridge/freezer, cupboard housing the Glow Worm boiler, extractor fan

Outside

Communal Gardens

Attractive communal gardens to front and rear of the development

Garage En Bloc

Garage with up and over door. There are resident's parking bays to front of development on a "first come, first served" basis.

Additional Information

Lease

999 years from 1985 - 958 years remaining - With a Share of the Freehold - To Be Confirmed

Maintenance

£1,025 October 2025 to March 2026 - To Be Confirmed

Ground Rent

Peppercorn - To be confirmed

Council Tax

London borough of Bromley – Band E. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage