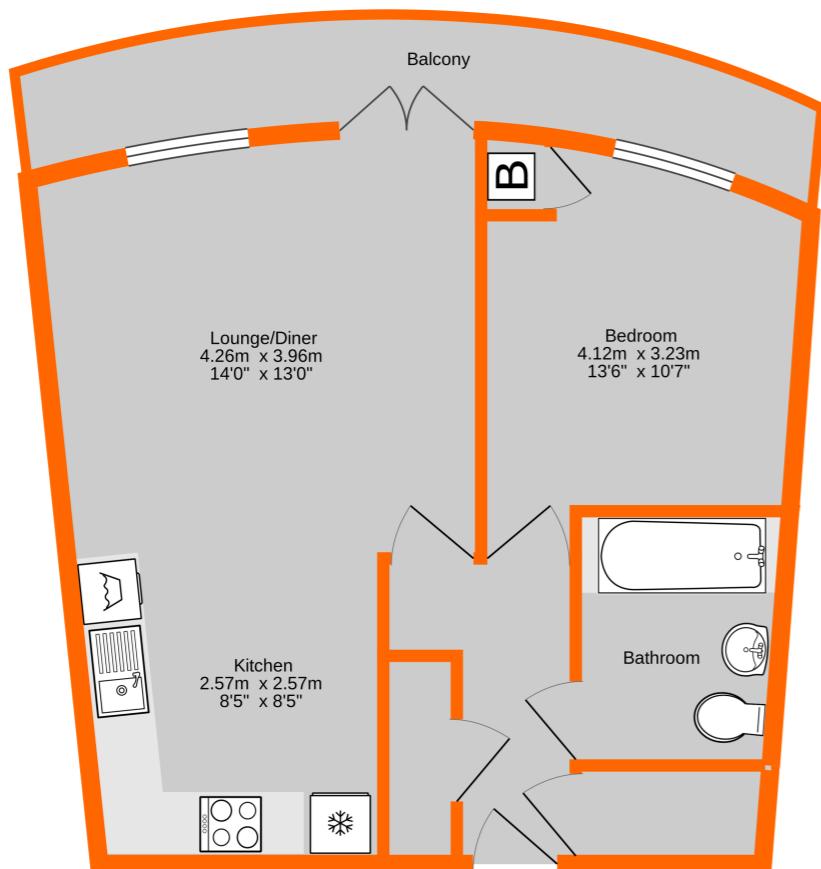
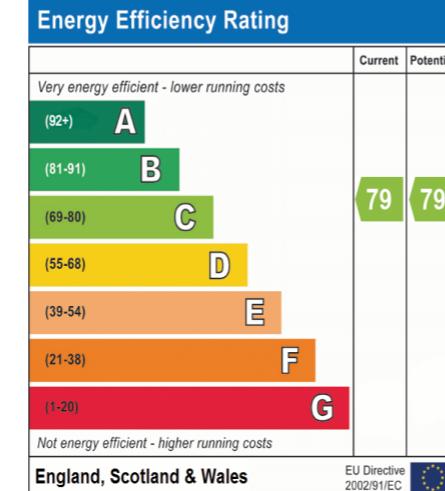




1st Floor Flat  
48.9 sq.m. (526 sq.ft.) approx.



TOTAL FLOOR AREA : 48.9 sq.m. (526 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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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Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 11 Rhodes Court, 5 Jefferson Place, Bromley BR2 9FY  
£295,000 Leasehold

- One Bedroom First Floor Flat
- Beautifully Presented
- Modern Bathroom
- Allocated Parking Space
- Popular Trinity Village Development
- Open Plan Lounge Diner/Kitchen
- Double Glazed & Central Heating
- Close To Stations

## Flat 11 Rhodes Court, 5 Jefferson Place, Bromley BR2 9FY

Situated on the sought after Trinity Village Development is this modern built one bedroom balcony flat on the first floor, accessed via a lift with security entry phone system. Entrance hall with built in storage, delightful open plan lounge, diner and kitchen. The lounge has a large full width balcony over looking communal grounds and the kitchen is fitted with high gloss units and some appliances. The bedroom is a generous double bedroom and the bathroom is fitted with a white suite with shower. Externally there are well kept communal gardens with allocated residents parking and visitors parking.

### Location

Trinity Village is accessed via Mackintosh Street which is off Crown Lane. Local shops are close at hand in Chatterton Village. Bromley Town Centre and Bromley South Station with fast links into London Victoria can be accessed by foot. Regular bus services are available along Bromley Common and Crown Lane and connect the local area. Norman Park is just a short walk away with its running track and café, whilst Keston Ponds and open countryside is a short journey from the property.



### Ground Floor

#### Communal Entrance

Security entry phone system, stairs and passenger lift to first floor.

#### First Floor

#### Entrance Hall

Timber door, two built-in storage cupboards, one with shelving and the other with hanging space, radiator.

#### Lounge Diner/Kitchen

Kitchen 2.57m x 2.57m (8' 5" x 8' 5")  
 Lounge/Diner 4.26m x 3.96m (14' 0" x 13' 0") Double glazed double doors to private balcony to front, double glazed window to front, radiator, flooring as laid, open plan kitchen with a range of high gloss wall and base units with stainless steel inset sink, built in oven, electric hob and extractor hood. Space for washing machine and fridge freezer.

#### Balcony

Covered area extending to the full width of the property.

### Bedroom

4.12m x 3.23m (13' 6" x 10' 7") Double glazed window to front, radiator, built-in cupboard housing the combination boiler.

#### Bathroom

2.17m x 2.08m (7' 1" x 6' 10") Modern white bathroom suite comprising bath with chrome mixer tap and shower over, wash hand basin and chrome taps, low level W.C, chrome heated towel rail, tiled flooring, tiled walls.

#### Outside

#### Communal Gardens

Well kept communal gardens, laid to lawn

#### Parking

Allocated parking space and visitors parking space.

#### Council Tax

London Borough of Bromley Band C  
 For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

### Broadband and Mobile

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

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

### Lease

Lease started 01/01/2011

Length of Lease 155 years - TBC

### Maintenance

£2000.00 per annum - TBC

### Ground Rent

£250.00 per annum - TBC

### Agents Notes

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