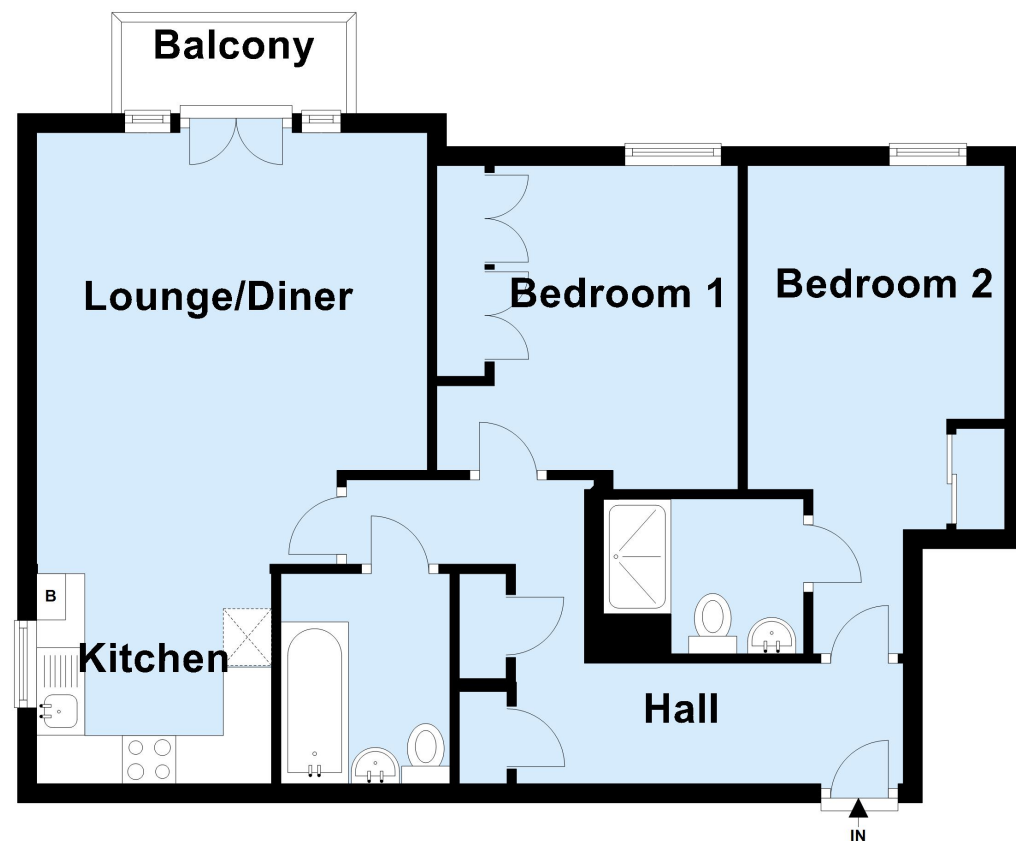


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

First Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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 Petts Wood Office - 01689 606666

Flat 5 Knightsbridge Court, 1 Wells View Drive, Bromley, Kent, BR2 9TU

£340,000 Leasehold

- Exceptionally Spacious
- Two Double Bedrooms
- Private Sun Balcony
- New Family Bathroom
- First Floor Apartment
- Allocated Parking
- Newly Fitted En-Suite
- Recent Combination Boiler

Flat 5 Knightsbridge Court, 1 Wells View Drive, Bromley, Kent, BR2 9TU

This exceptionally spacious first floor balcony apartment comprises two generous bedrooms, a newly fitted en-suite shower room off the main bedroom, a social living space with a stylish integrated kitchen and newly fitted main bathroom off the entrance hall. The kitchen offers integrated appliances to include a brand new oven, 50/50 fridge/freezer, washer/dryer and full sized dishwasher. The living area enjoys a rear aspect with French doors leading to a private wrought iron sun balcony. Additional benefits include gas central heating by a newly replaced combination boiler, double glazed windows, fitted wardrobes in both bedrooms, 155 year lease from January 2011, security entry phone system, allocated parking space to rear aspect, lift service available, and contemporary interior. The desirable Trinity Village development is conveniently placed for good transport links to Bromley South mainline station and Bromley town centre, walkable distance to Bickley station, plus Chatterton Village for a great selection of shops and restaurants. Interior viewing comes highly recommended by the Sellers' sole agent.

Location

From Bromley High Street proceed south along Masons Hill towards Bromley Common. At the traffic lights continue into Bromley Common then at the roundabout bear left into Crown Lane Spur. Trinity Village development is on your immediate right.



Ground Floor

Entrance Porch

Communal entrance door with security entry phone, stairs and lift service to first floor.

First Floor

Entrance Hall

Panelled entrance door, contemporary Karndean flooring, radiator, recessed ceiling lights, built-in meter cupboard with storage, larger storage cupboard, radiator, entry phone.

Social Living Space

6.54m x 4.26m (21' 5" x 14' 0")

Lounge Area

Double glazed French doors and windows to rear aspect leading to a private sun balcony, TV hub, two radiators, ceiling spot lights, open plan to kitchen.

Kitchen

Double glazed windows to side, range of contemporary wall and base cabinets, brand new built-in electric oven, gas hob unit set in worktop, integrated 50/50 fridge freezer, integrated full dishwasher and washer/dryer, single sink unit, mixer tap, recessed ceiling lights, stainless steel splash back to extractor chimney, ceiling extractor.

Bedroom One

4.92m x 2.65m (16' 2" x 8' 8") (Into wardrobe) Double glazed window to rear, fitted wardrobes with sliding mirror doors, radiator.

En-Suite Shower Room

1.98m x 1.60m (6' 6" x 5' 3") New white suite comprising double sized shower cubicle, built-in shower controls, hand basin, back to wall W.C ceramic tiled floor, chrome heated towel rail, shavers point, mirror wall cabinet.

Bedroom Two

3.12m x 3.05m (10' 3" x 10' 0") (Into wardrobe) Double glazed window to rear, fitted wardrobes to remain, radiator.

Family Bathroom

1.98m x 1.70m (6' 6" x 5' 7") Newly fitted white suite comprising bath with built-in shower, shower screen, hand basin on vanity unit, back to wall W.C, chrome heated towel rail, mirrored wall cabinets.

Additional Information

Tenure

Leasehold. 142 years remaining.

Ground Rent And Review

Ground Rent: £350 per annum.
Review Date: TBC

Service Charge

£1,800 per annum approximately including building insurance
£260.00 per annum for landscaping

Council Tax

Local Authority : Bromley
Council Tax Band : D

