



Viewing by appointment with our Bromley Office - 020 8460 4166

## Flat 7, 59 Sundridge Court, Plaistow Lane, Bromley, Kent BR1 3TF

### £400,000 Leasehold Share of Freehold

- 🏠 2nd Floor Balcony Apartment
- 🏠 Modern Kitchen with Appliances
- 🏠 Lift & Garage En Bloc
- 🏠 Bathroom & Cloakroom
- 🏠 Spacious Living Room
- 🏠 Two Bedrooms
- 🏠 Double Glazing & Electric Heating
- 🏠 Close To Stations



## Flat 7, 59 Sundridge Court, Plaistow Lane, Bromley, Kent BR1 3TF

Spacious and attractively presented second floor balcony apartment situated close to Sundridge Park railway station. Accessed via lift (or stairs) which opens just by the front door, the property is decorated in light neutral tones and features a modern fitted kitchen with a range of built in appliances and a re-modelled white bathroom suite. There is an impressively spacious living room leading to a south facing balcony, two bedrooms, the main bedroom having fitted wardrobes and a separate cloakroom. Features include, electric heating, security entry phone and double glazing. Outside, is visitors parking to the front and a garage eb-bloc to the rear.

### Location

Conveniently situated just a short walk from Sundridge Park 'Village' and railway station serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Also close to hand are Sundridge Park Golf Course and Kings Meadow Recreation Ground whilst Bromley town centre is under a mile distant. A number of popular primary schools are within close proximity.



### Ground Floor

#### Communal Hall

Security entrance phone, lift and carpeted stairs to second floor.

### Second Floor

#### Entrance Hall

Built in cupboard housing lagged hot water tank with cold storage above, ceiling spot lights, entrance phone system.

#### Cloakroom

Part tiled walls, low level w/c, wash hand basin, extractor, ceiling spot lights.

#### Living Room

5.91m x 4.69m (19' 5" x 15' 5") Double glazed window to front and side, double glazed door to front leading to balcony, double glazed windows to side, two electric heaters.

#### Balcony

South facing.

#### Kitchen

2.74m plus door recess x 2.86m (9' 0" x 9' 5") Double glazed windows to side, wall and base units, work tops, stainless steel sink and drainer, built in double oven, fridge/freezer, washing machine, built in dishwasher, ceramic hob, cooker hood, ceiling spot lights, under unit lighting.

#### Bedroom 1

4.05m x 3.40m (13' 3" x 11' 2") Double glazed windows to rear, fitted wardrobes, electric heater.

#### Bedroom 2

3.81m x 2.13m (12' 6" x 7' 0") Double glazed windows to front, electric heater.

#### Bathroom

White suite comprising, panelled bath with mixer taps and shower attachment, shower over, folding shower screen, pedestal hand basin, low level w.c., ceiling down lighters, extractor, double glazed window to side.

### Outside

#### Garage

Situated en-bloc to rear. Visitors parking area to front.

#### Tenure

Leasehold with Share of Freehold

Lease Term - 963 years TBC

Ground Rent - TBC

Service Charge - £2630.02 per annum TBC

#### Council Tax

London Borough of Bromley Council Tax 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/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

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

#### Agents Notes

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