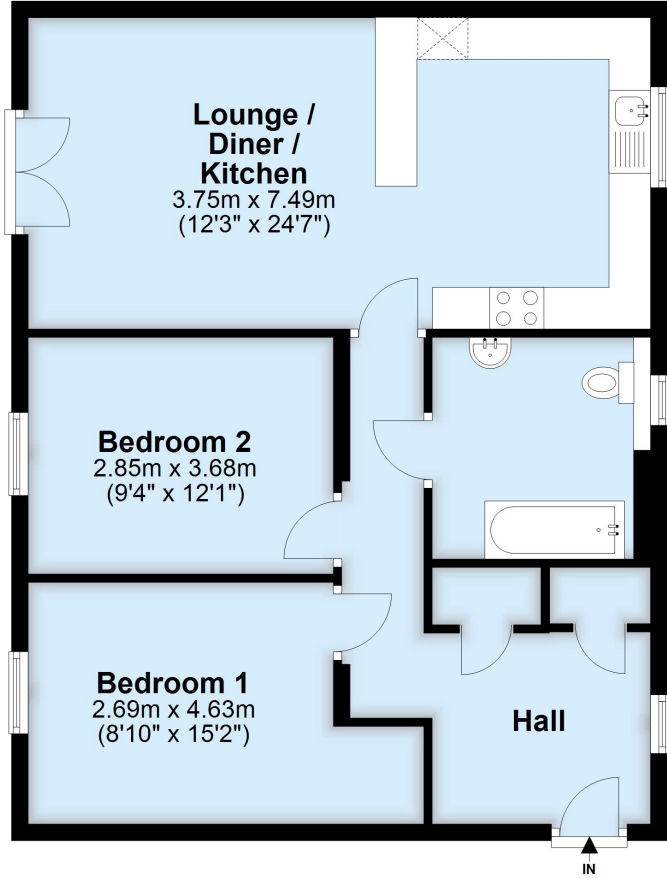




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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



**First Floor**  
Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.4 sq. feet)  
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 4, 101 Warkworth House, Waratah Drive, Chislehurst, Kent, BR7 5FP

**£340,000 Leasehold**

- First Floor Level
- 2013 Built Apartment
- Two Double Bedrooms
- Juliette Balcony
- Bright & Airy
- Popular Development
- Social Living Space
- Integrated Appliances



## Flat 4, 101 Warkworth House, Waratah Drive, Chislehurst, Kent, BR7 5FP

Welcome to this stunning newly built two-bedroom flat, perfectly nestled on the first floor of a popular development that combines modern living with convenient access to all amenities. This bright and airy home offers a superb social living space, ideal for both relaxing and entertaining, set in a community close to Elmstead Woods mainline and Village shops. Step into the spacious reception room, where natural light floods through large windows and a charming Juliette balcony, creating an inviting atmosphere that effortlessly merges light with indoor living. The open-plan design ensures a seamless flow between the living and kitchen areas, which are fitted with integrated appliances for a sleek and contemporary feel. Both bedrooms are generously sized doubles, providing comfortable accommodation for family, guests, or a versatile home office setup. The bathroom features modern fixtures and a clean finish, perfect for unwinding after a busy day. Each room has been thoughtfully designed to maximise space and natural light, enhancing the overall sense of openness throughout the flat. Residents of this modern development benefit from a private parking bay, a valuable addition in this sought-after location, offering peace of mind and convenience. Being situated close to the mainline station, commuting is effortless, whether you're heading into the city or exploring nearby towns. Local shops and amenities are within easy reach, providing everything you need right at your doorstep. Whether you're a first-time buyer looking for a stylish starter home or an investor seeking a property in a easy to let area, this flat is a fantastic opportunity. Its combination of modern features, prime location, and thoughtful design makes it a standout option in today's market. Don't miss your chance to secure a home that truly has it all. Arrange a viewing today to experience the bright and spacious interior, the well-appointed kitchen with integrated appliances, and the comfortable bedrooms for yourself. This 2013 built flat offers contemporary living with all the benefits of a popular development in a prime location. Your perfect new home awaits.

### Location

The property is within walking distance of Elmstead Mainline Station and all the amenities on offer in Chislehurst Village. About ten minutes' walk away.



## GROUND FLOOR

### Entrance Porch

Communal entrance door to front and rear elevation, entry phone system.

### Entrance Hall

Double glazed window to rear, panoramic views, deep built-in cupboard housing combination boiler, shoe storage, entry phone, built-in utility cupboard housing washing machine and tumble dryer (negotiable), room thermostat.

### Social Living Space

Double glazed French doors with Juliette balcony to front aspect, integral Venetian blinds, radiator, Sky point, light dimmers, open plan to breakfast kitchen.

### Kitchen Area

Double glazed window to rear, range of contemporary fitted wall and base cabinets, built-in electric oven, gas hob unit with stainless steel splash back to extractor chimney, integrated fridge and freezer, integrated dishwasher, one and half bowl sink unit, mixer tap, recessed ceiling lights, ceramic tiled floor.

### Bedroom One

Double glazed window to front, Venetian blinds, recessed open wardrobe, radiator, wall speakers and projector screen (negotiable).

### Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

### Bathroom With Shower

Double glazed window to rear, white suite comprising bath with built-in shower and screen, W.C, hand basin, chrome heated towel rail, recessed ceiling lights, ceramic tiled floor, wall cabinet, extractor fan.

### Outside

Communal gardens, mature hedges and trees, allocated parking space (116 space).

### Parking

Private parking bay located to the rear aspect, space number 116.

## ADDITIONAL INFORMATION

### Council Tax

Local Authority: Bromley  
Council Tax Band: E

### Lease Details

Tenure: Leasehold  
Term: 125 Years from 1st January 2013  
Service Charge: £250.00 PCM Includes building Insurance & Ground Rent  
Ground Rent: £100.00 PA  
Ground Rent Review: The date of this lease until the 25th anniversary of the this lease the sum of £100.00 pa. The 25th anniversary of this lease until the 50th anniversary of the date of this lease the sum of £250.00 pa.