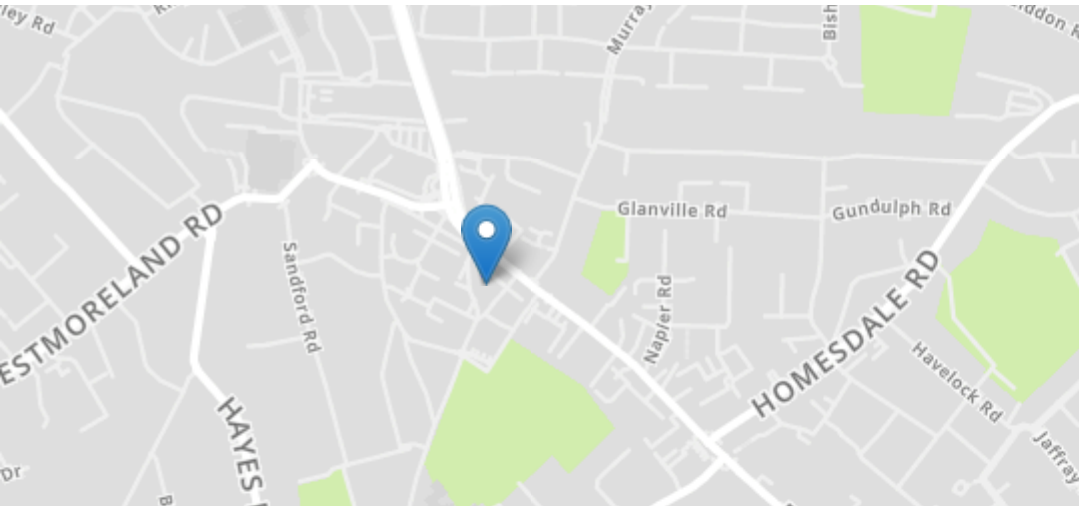
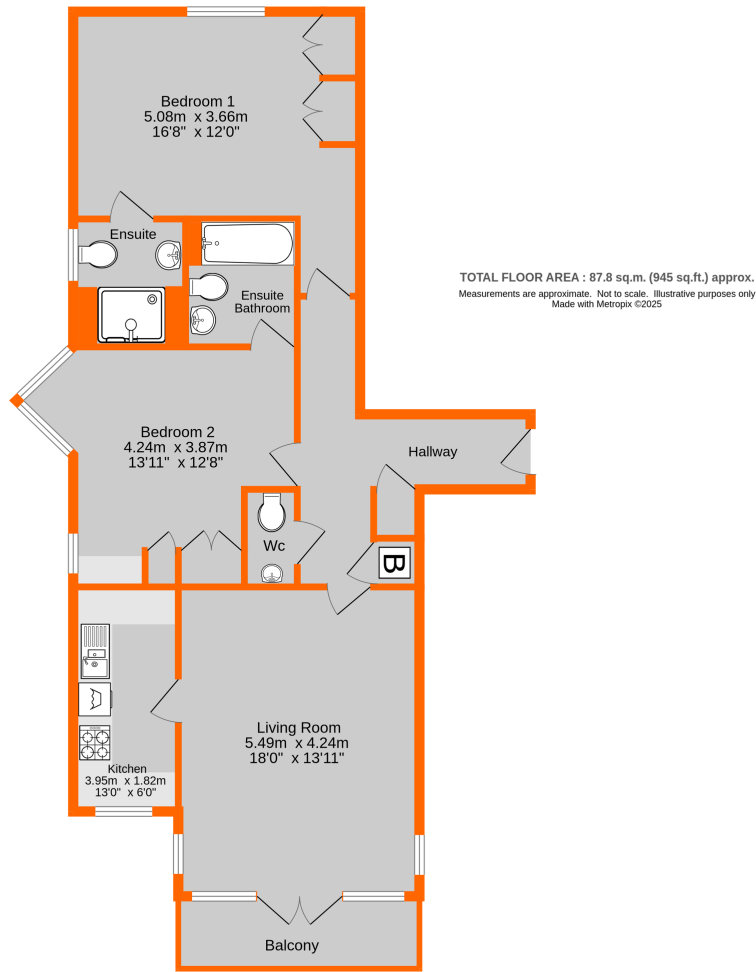




Two Bedroom Flat
87.8 sq.m. (945 sq.ft.) approx.



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



George Proctor & Partners trading as Proctors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	



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

27 Exchange Apartments, 41 Sparkes Close, Bromley, Kent BR2 9EX £415,000 Leasehold

- Third Floor Flat With Lift.
- Two Double Bedroom Balcony Flat.
- White En Suite Shower & Bathroom.
- Kitchen With Integrated Appliances.
- Allocated Parking Space.
- 0.3 Mile Bromley South Station.
- Bedrooms With Fitted Wardrobes.
- 18' x 13' 11" Living/Dining Room.

27 Exchange Apartments, 41 Sparkes Close, Bromley, Kent BR2 9EX

A spacious, chain-free third-floor apartment, this purpose-built two double bedroom flat was built by Barratt Homes in 2003. Just 0.3 miles from Bromley High Street, it offers easy access to The Glades shopping centre and Bromley South Station with fast, frequent services into London. The hallway leads to a cloakroom and an 18ft living/dining room with double-glazed doors opening onto a south-facing balcony. The kitchen provides a good range of fitted units, drawers, and built-in appliances. Both bedrooms include mirror-fronted wardrobes, with the main bedroom featuring an en suite shower room and the second bedroom an en suite bathroom. The property also benefits from double glazing and gas central heating. The development includes a secure entry phone system, lift, communal grounds, and gated access. A covered, allocated parking space is also provided.

Location

Exchange Apartments is approached via Cromwell Avenue where there are electric vehicular gates to the development. Bromley High Street is a short walk away (about 0.3 of a mile), with The Glades Shopping Centre, various shops and restaurants, along with Bromley South Station, with fast (about 18 minutes) and frequent services to London. There are further shops and bus services on Masons Hill. Local schools include Ravensbourne Secondary off Hayes Lane and St Mark's Primary school.



Ground Floor

Communal Entrance

Via entryphone system and communal front door to tiled communal hallway, lift or carpeted staircase and communal landing to own front door on third floor

Third Floor

Hallway

5.24m x 0m (17' 2" x 0' 0") T shaped hallway with radiator, entryphone handset, cupboard housing gas meter and consumer unit, additional cupboard housing the Heatrae Sadia Electromax boiler, wood effect flooring

Cloakroom

1.68m x .89m (5' 6" x 2' 11") Low level w.c., sink with chrome mixer tap and two door cupboard beneath, radiator, tiled floor

Living/Dining Room

5.49m x 4.24m (18' 0" x 13' 11") Double glazed doors and windows overlooking the balcony, wood effect laminate flooring, two radiators

Balcony

4.36m x 1.11m (14' 4" x 3' 8") Glass balustrades

Kitchen

3.95m x 1.82m (13' 0" x 6' 0") Double glazed window to rear, range of wood effect wall and base units with laminate worksurface over, tiled splashback, Zanussi stainless steel oven, four ring gas hob and extractor fan, space for washing machine, integrated fridge/freezer, tiled floor, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap

Bedroom 1

5.08m x 3.66m (16' 8" x 12' 0") Double glazed window to front, double radiator, fitted wardrobe with four doors, two being mirrored

En Suite Shower Room

2m x 1.86m (6' 7" x 6' 1") Double glazed window to side, shower enclosure with chrome shower head, low level w.c., sink with two door cupboard, tiled floor and part walls

Bedroom 2

4.24m x 3.87m (13' 11" x 12' 8") Two double glazed side bay window and double glazed window to side, double radiator, fitted wardrobe with three doors, one being mirrored, fitted dressing table with three drawers, wood effect laminate flooring

En Suite Bathroom

2.27m x 1.92m (7' 5" x 6' 4") White bath with chrome mixer tap and shower head, low level w.c., sink with chrome mixer tap and vanity cupboard beneath, radiator, tiled floor and part tiled walls

Outside

Communal Grounds

Areas of lawn, shrub borders and trees

Parking Space

Allocated parking space for one car

Additional Information

Lease

155 Years from 2003 - To Be Confirmed

Maintenance

£5,463.58 from 1 February 2025 to 31 January 2026 - To Be Confirmed

Ground Rent

£275.00 per annum revising on the twenty-fifth, fiftieth, seventy-fifth, one-hundredth, one-hundred and twenty-fifth and one hundred and fiftieth anniversary of the commencement date, at a figure to be agreed at the time in line with the requirements of the lease - To Be Confirmed

Agent's Note

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

Council Tax

London borough of Bromley – Band D. 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