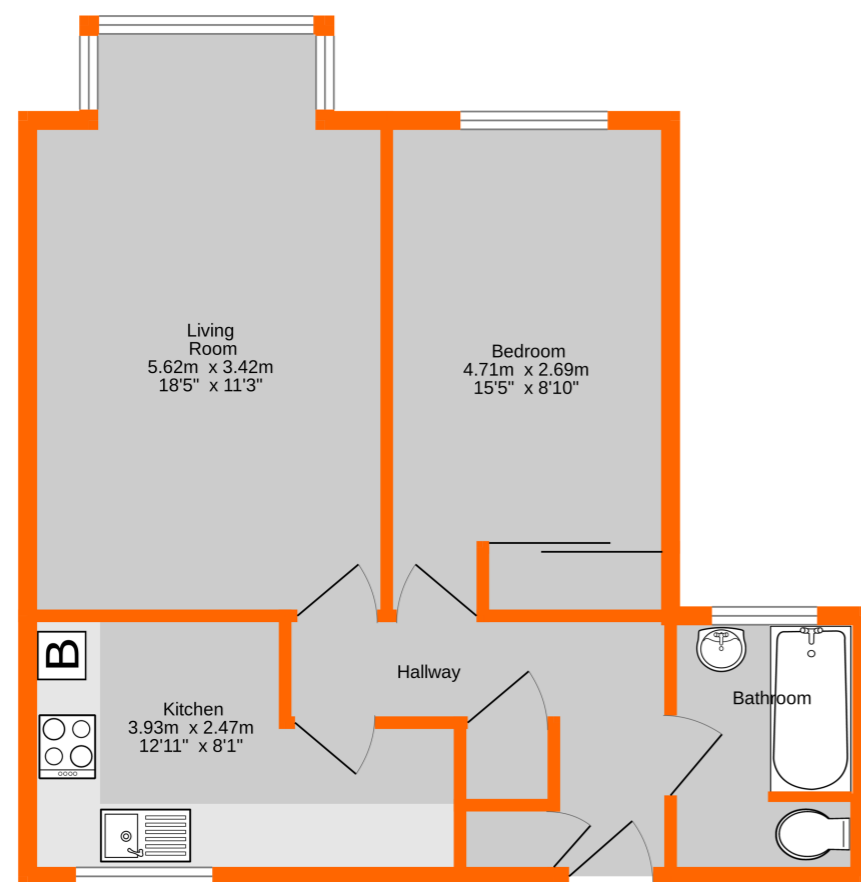


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 50.4 sq.m. (543 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 West Wickham Office - 020 8460 7252

24 Branscombe Court, 111 Westmoreland Road, Bromley BR2 0UL  
**£249,000 Share of Freehold**

- One Bedroom First Floor Flat.
- Opposite South Hill Woods.
- Garage En- Bloc.
- Communal Grounds to Front & Rear.
- Short Walk Local Shops.
- 0.8 Mile Bromley South Station.
- Share Of Freehold & Long Lease.
- Convenient Bus Services.

## 24 Branscombe Court, 111 Westmoreland Road, Bromley BR2 0UL

One bedroom first floor flat at the rear of this development, situated about 0.8 of a mile from Bromley High Street with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. The property is a short walk from shops on the corner of Westmoreland Road and Pickhurst Lane and is opposite South Hill Woods. 18' 5" Living room with bay window overlooking rear communal grounds, kitchen with cream fronted units and marble effect work surfaces, white suite bathroom and bedroom with fitted wardrobe having two sliding doors. Gas fired heating with radiators via a Worcester boiler to the kitchen and double glazing. Communal grounds to the front and rear of the development, laid mainly to lawn with shrubs and trees. Garage en bloc with up and over door, accessed off Pickhurst Park. Branscombe Court has communal parking to the front of the development and an entry phone system. This flat is sold with a Share of the Freehold and a 250 year lease from 2009.

### Location

Branscombe Court is on the corner of Westmoreland Road and Pickhurst Park. There are local shops at the junction of Pickhurst Park and Westmoreland Road. South Hill Woods is opposite the development and Bromley High Street is about 0.8 of a mile away with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Local schools in the area include Pickhurst and Highfield Infant and Junior schools.



### Ground Floor

#### Communal Entrance

Via entry phone and communal front door with carpeted communal hallway and staircase to own front door on the first floor

#### First Floor

##### Hallway

L shape, double radiator, storage cupboard, further storage cupboard with plumbing/space for washing machine

##### Bedroom

4.71m x 2.69m (15' 5" x 8' 10") Double glazed rear window, radiator, fitted wardrobe with two sliding doors

##### Bathroom

2.47m x 1.43m (8' 1" x 4' 8") Double glazed rear window, white suite of shorter bath with a chrome shower/mixer tap to one end, pedestal wash basin with a chrome mixer tap and low level w.c., radiator, tiled walls to two sides of the bath, one wall part tiled, white double wall mounted cupboard

##### Kitchen

3.93m x 2.47m reducing to 1.43m (4' 8") (12' 11" x 8' 1") L shape with front double glazed window, appointed with cream fronted fitted wall and base units and drawers, marble effect laminate work surfaces, stainless steel sink and drainer with a chrome mixer tap, wall mounted Worcester boiler, space for fridge/freezer, splashback tiling to two walls, double radiator, space for cooker

##### Living Room

5.62m into bay x 3.42m (18' 5" x 11' 3") Double radiator, rear double glazed bay window

### Outside

#### Communal Gardens

Laid mainly to lawn with shrubs and trees to front and rear of the development, communal bin area by the garages

#### Garage En Bloc

Up and over door

### Additional Information

#### Lease

250 years from 1 January 2009 - To Be Confirmed

#### Maintenance

£1,456.42 25/03/2023 to 24/03/2024 - 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 C

