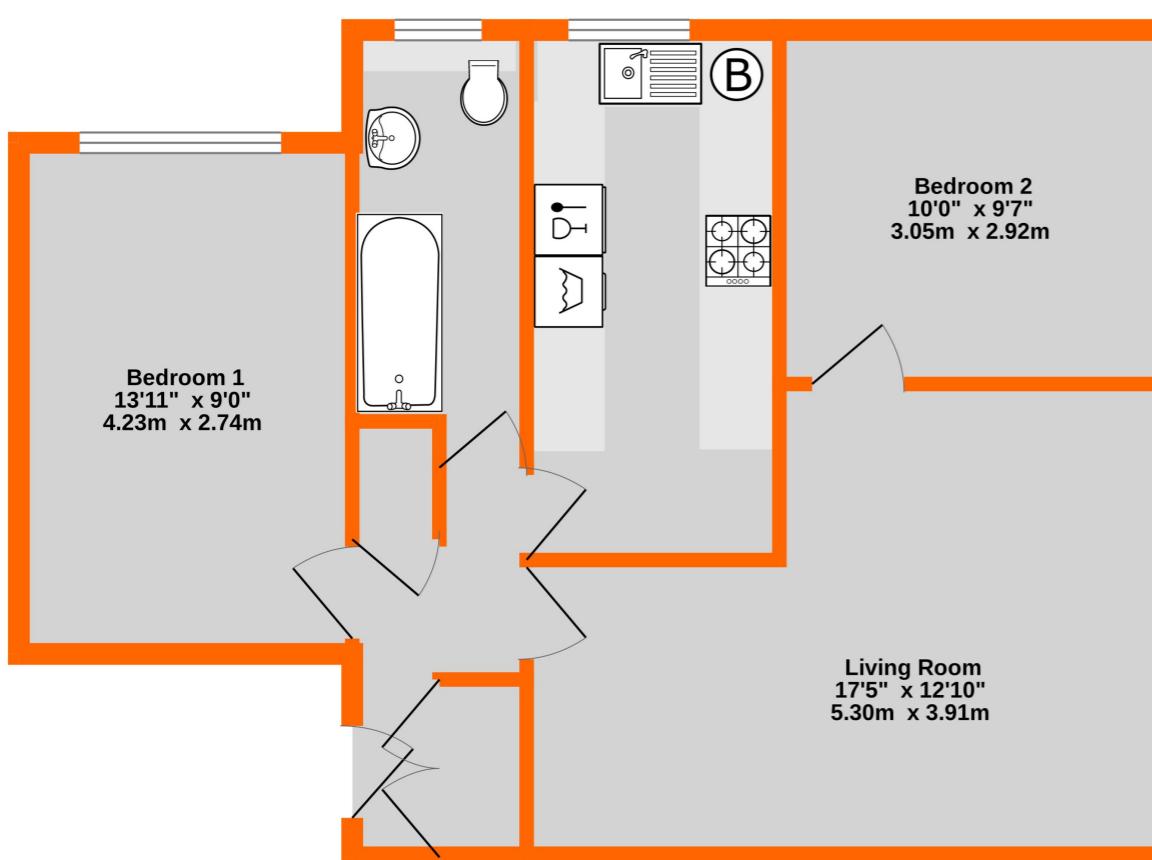


**GROUND FLOOR**  
654 sq.ft. (60.8 sq.m.) approx.



**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 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.

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

**Flat 1 Westpoint, 9, Shortlands Grove, Bromley, Kent BR2 0ND**  
**Chain Free £310,000 Share of Freehold**

- Popular Gated Development.
- 0.4 Mile Shortlands Station.
- 14' 4" Kitchen with Oven & Hob.
- L shaped Living/Dining Room.
- White Suite Bathroom.
- Communal Grounds & Garage En Bloc.
- Share of Freehold & Long 999 Year Lease.

## Flat 1 Westpoint, 9, Shortlands Grove, Bromley, Kent BR2 0ND

Chain Free two bedroom ground floor purpose built flat, in this popular gated development, about 0.4 of a mile from Shortlands Station and shops in Shortlands Village and a short walk from bus services on Shortlands Road. L shaped 17' 5" x 12' 10" (max) living room with a wide double glazed window and door to bedroom 2/study. Good size 14' 4" kitchen, with cream fronted fitted units and drawers, granite effect work surfaces, a built in electric oven and gas hob. White suite bathroom and all the rooms have a double glazed window. Gas fired heating with radiators via a Potterton Apollo boiler. Well maintained communal grounds laid mainly to lawn, an entry phone security system for the electric gates and garage en bloc. Offered with a share of the freehold and a long 999 year lease from 2002.

### Location

Shortlands Grove runs between Shortlands Road and Scotts Lane. Shortlands Station and shops in Shortlands Village are about 0.4 of a mile away. Bus services pass along Shortlands Road and Scotts Lane. Bromley Town Centre with The Glades Shopping Centre, Bromley North and South Stations is about 1.1 miles away. Local schools include Highfield Infant and Juniors and Harris Primary Academy. Queens Mead Recreation Ground is off Queens Mead Road.



### Ground Floor

#### Communal Entrance

Via communal front door and carpeted communal hallway to own front door on ground floor

#### Hallway

3.36m x 1.50m including cupboards (11' 0" x 4' 11") Radiator, wood effect laminate flooring, storage cupboard with two slatted shelves housing the consumer unit, deeper linen cupboard with two slatted shelves, cornice, entry phone handset for electric gate access

#### Living/Dining Room

5.30m x 3.91m reducing to 2.45m (8' 0") (17' 5" x 12' 10") Double glazed window (part in wooden frame) to front, wood effect laminate flooring, two radiators, dado rail, cornice, door to:

#### Bedroom 2/Study

3.05m x 2.92m (10' 0" x 9' 7") Double glazed front window, radiator, cornice, wood effect laminate flooring

#### Bedroom 1

4.23m x 2.74m (13' 11" x 9' 0") Double glazed side window, radiator, wood effect laminate flooring, cornice

### Bathroom

3.24m including door recess x 1.44m (10' 8" x 4' 9") Double glazed side window, appointed with a white suite of bath with a chrome mixer tap and wall mounted Mira Sport shower over to one end, pedestal wash basin and low level w.c., tiled walls to two sides of the bath otherwise part tiled walls, chrome ladder style radiator, tiled floor

#### Kitchen

4.37m x 2.09m (14' 4" x 6' 10") Double glazed side window, appointed with cream fronted fitted wall and base units and drawers, granite effect worksurfaces, splashback tiling, wall mounted Potterton Apollo boiler, stainless steel sink and drainer with a chrome mixer tap, Indesit washing machine and Hotpoint dishwasher, radiator, integrated CDA electric oven and a stainless steel four ring gas hob with a stainless steel extractor canopy above, Indesit fridge/freezer, tiled floor

### Outside

#### Communal Gardens

Laid mainly to lawn and bin cupboards

#### Garage

5.17m x 2.34m (17' 0" x 7' 8") Garage en bloc with up and over door

### Additional Information

#### Lease

999 years from June 2002 plus a Share of the Freehold - To Be Confirmed

#### Maintenance

£136.50 per month - To Be Confirmed

#### Ground Rent

Zero - 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. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

