



£387,500
Berkeley Court
BR2

CURRAN & PINNER

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Berkeley Court

BR2

- 2 Double Bedrooms / 2 Bathrooms
- Allocated Parking
- No Onward Chain
- 10 minute walk Bromley South Station
- 1079 year unexpired lease





A simply stunning and immaculately presented 2 Double Bedroom, 2 Bathroom, 1st Floor Apartment offered with a No Onward Chain and an unexpired lease term of 1079 years.

The property has been maintained and enhanced to an exceptional standard by the current owners and is presented with neutral and contemporary themes throughout, including a high grade Kitchen featuring integrated appliances and matching wall and base units.

This delightful Apartment is ideally suited to the first or second time buyer, those who may be downsizing or those who work from home, such is the volume of living space on offer. For those with a young child the property is located within access of a number of reputable primary schools.

For those with a need to commute the property is located 0.7 mile from Bromley South Station and approximately 14 minutes on foot offering regular services to Central London and The West End via London Victoria (20 mins) and The City via London Blackfriars (35 mins).

The development is also serviced by the 208 / 320 /358 / 61 / 261 and 336 bus routes offering transport links to a number of other locations.



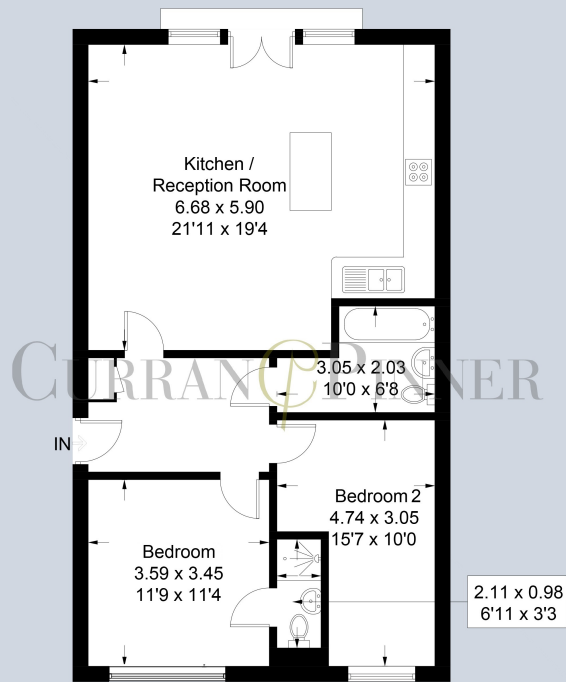
There is an allocated parking space for the flat in the gated parking to the rear. Internally, the property 'comes into its own' and flows superbly throughout the 80 sq m / 869 sq ft of living space which includes 2 well proportioned bedrooms with an en suite shower room to the Master. The main Bathroom is stylish and features a modern suite. Located within access of all amenities and just a short walk to the town centre, this apartment offers convenience in abundance.

Further features include a Juliette Balcony, double glazing, underfloor heating and a video security entry phone.

It is fully anticipated that this superb example will generate immediate interest given all that it has to offer in terms of location, size, condition and features.

Tenure: Leasehold Lease Length: 1079 Years Unexpired Service Charge: £1,700 (split in two yearly payments) Ground Rent: £0.00 Council Tax Band: E

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80.7 Square Meters
869 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Reception Room / Kitchen 5.90m x 6.68m (19' 4" x 21' 11")
Bedroom 3.45m x 3.59m (11' 4" x 11' 9")
En Suite 0.98m x 2.11m (3' 3" x 6' 11")
Bedroom 2 2.03m x 3.05m (6' 8" x 10' 0")
Bathroom 2.03m x 3.05m (6' 8" x 10' 0")



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