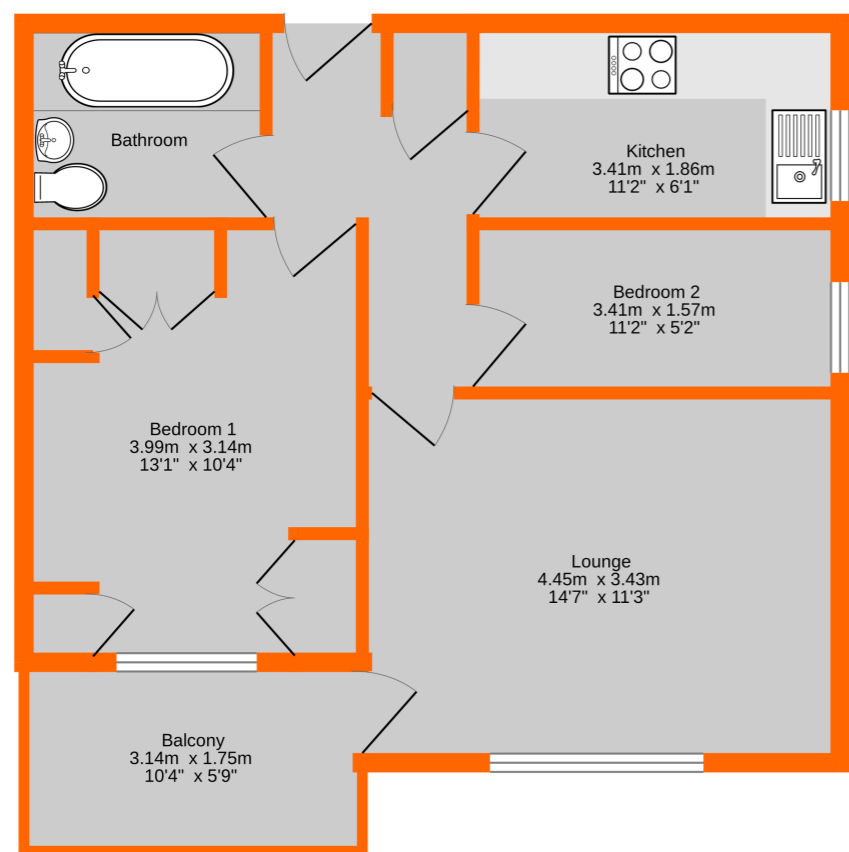


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 49.0 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA - 49.0 sq.m. (528 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023

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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 For further details please visit our website - www.proctors.london



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

Flat 4, The Knoll 14 Shortlands Road, Bromley, Kent BR2 0JD
£310,000 Share of Freehold

- Two Bedrooms.
- Double Glazed & Balcony.
- Secure Allocated Parking.
- Close to Shortlands Station.
- Raised Ground Floor.
- Share of Freehold.
- Well Kept Communal Gardens.
- Chain Free Property.

Flat 4, The Knoll 14 Shortlands Road, Bromley, Kent BR2 0JD

Situated a short walk from Shortlands station is this chain free two bedroom purpose built balcony apartment. Located on the raised ground floor, the property has a large 14' 7" x 11' 3" living/dining room with balcony to the front, fitted kitchen with ample storage and some integrated appliances, two bedrooms and white bathroom suite. The main bedroom has an extensive range of built in wardrobes and overlooks the balcony. Benefits include double glazed windows, gas fired central heating via a combination boiler, security entry phone system and secure under ground parking. Outside the communal gardens are well kept being mainly laid to lawn with mature trees and shrubs. Close by are a selection of great local primary schools, excellent transport links from Shortlands station, bus routes and outdoor recreational spaces including Queensmead recreation ground.

Location

Shortlands Road is a short walk to Shortlands station and local shops in Shortlands Village which is about 0.2 of a mile. Local schools include Valley Primary, Harris Primary Academy and Highfield Infant and Juniors. Queensmead Recreation Ground is close by of Martins Road. Bromley High Street with Bromley North and South stations, The Glades shopping centre and St Mark's Square development is about 1.0 of a mile. Bus services pass close by to the property and through Shortlands Village through to Crystal Palace and Beckenham.



Ground Floor

Communal Entrance

Security entryphone system, door to:

Entrance Hall

Entryphone system, built in storage cupboard

Living/Dining Room

4.44m x 3.42m (14' 7" x 11' 3") Double glazed window to front, double glazed door to balcony, wall lights, double radiator

Balcony

3.14m x 1.74m (10' 4" x 5' 9") Covered balcony with wrought iron railings

Kitchen

3.41m x 1.86m (11' 2" x 6' 1") Double glazed window to side, range of laminated wall and base units with drawers, laminate worksurfaces, gas four ring hob with extractor above, stainless steel electric oven, splash back tiling, sink with mixer tap, wall mounted combination boiler, radiator

Bedroom 1

3.99m x 3.15m (13' 1" x 10' 4") Double glazed window to front, built in wardrobes with storage and hanging space, wall lights

Bedroom 2

3.41m x 1.57m (11' 2" x 5' 2") Double glazed window to side, radiator

Bathroom

2.32m x 1.87m (7' 7" x 6' 2") White three piece suite comprising paneled bath with chrome mixer tap, wall mounted shower, low level w.c., pedestal wash hand basin, tiled walls, extractor fan

Outside

Communal Gardens

Well kept communal gardens to rear, laid to lawn with mature tree and shrubs

Allocated Secure Parking

One parking space accessed via security gates to underground parking area, staircase to communal entrance

Lease Details

Lease Details

125 Years from 12 April 1991 - To Be Confirmed

Maintenance

£2,160.00 Per Annum - 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