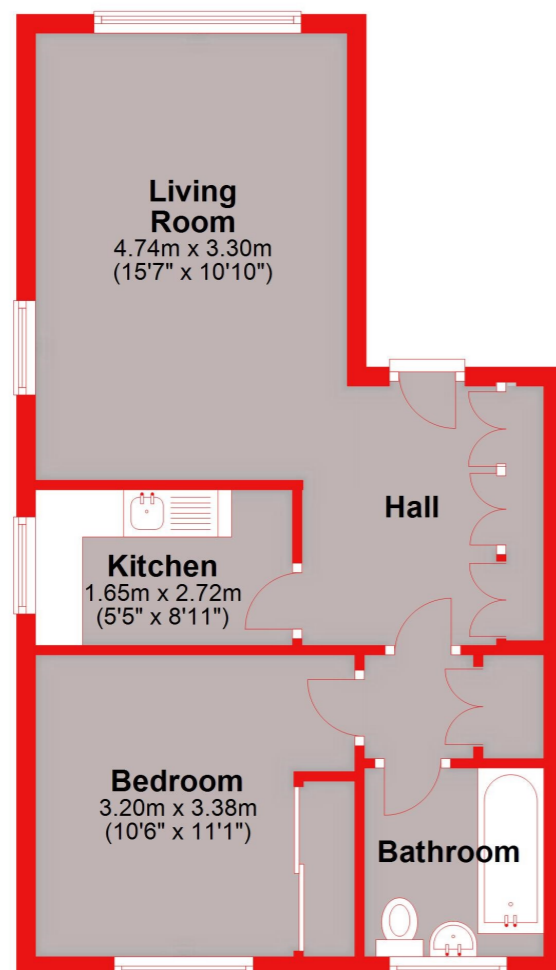


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		41	77
England, Scotland & Wales		EU Directive 2002/91/EC	

**Second Floor**

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 44.9 sq. metres (483.2 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley Plan produced using PlanUp.

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 Bromley Office - 020 8460 4166

**Flat 8 Dairsie Court, 163 Widmore Road, Bromley, Kent, BR1 3AX**

**Guide Price £225,000 Leasehold**

- 🏠 Second Floor Flat
- 🏠 One Bedroom
- 🏠 Kitchen
- 🏠 Garage & Parking
- 🏠 Requiring Improvement
- 🏠 Living Room
- 🏠 Bathroom
- 🏠 Communal Garden



## Flat 8 Dairsie Court, 163 Widmore Road, Bromley, Kent BR1 3AX

Located on the second floor of this modern purpose built block, this is a good size one bedroom flat offered with a long lease, requiring improvement and redecoration. The property is accessed via a secure communal entrance shared with only two other flats, and stairs to the second floor. Accommodation comprises entrance hall with fitted cupboards, double aspect living room, fitted kitchen, inner hall, bedroom with built in wardrobes, and a bathroom. The property is fitted with central heating, however the gas boiler does not work and requires renewal. Outside there is a garage plus under croft parking for an additional car below the block, and communal gardens. The property is offered chain free.

### Location

Situated about three quarters of a mile from Bromley Town Centre. A Marks & Spencer Local, and shops in Widmore Green are close at hand whilst bus stops are situated close by the development on Widmore Road providing access to Chislehurst, Eltham, Sidcup, Bexleyheath and for Bromley, Bromley North Station, Bromley South Station and Beckenham



### Ground Floor

#### Communal Entrance

Steps up to communal entrance shared by three flats. Communal entrance phone system. Stairs to second floor.

### Second Floor

#### Hall Area

Front door, entrance phone, range of built in store cupboards along one wall, one housing gas meter and electricity consumer unit. Radiator.

#### Living Room

4.74m x 3.30m (15' 7" x 10' 10") Windows to front and side, radiator.

#### Kitchen

1.65m x 2.72m (5' 5" x 8' 11") Window to side, range of fitted wall and base cupboards with work surfaces over, inset stainless steel sink and drainer.

#### Inner Hall

Airing cupboard housing lagged hot water cylinder and cold water tank.

#### Bedroom

3.20m x 3.38m (10' 6" x 11' 1") Windows to rear, built in wardrobes with sliding doors, radiator.

#### Bathroom

Obscure windows, part tiled walls, coloured suits comprising panel bath, pedestal washbasin, low suite WC.

### Outside

#### Garage

5.35m x 2.54m (17' 7" x 8' 4") Up & over door, personal door to rear. under croft parking for additional car in front.

### Tenure

#### Lease & Service Charges

Lease 999 years from 24 June 2003 (Approx. 978 years)  
Service Charge 2024 £1700 PA

### Additional Information

#### Council Tax

London Borough of Bromley Band C  
2024-2025 £1733.07