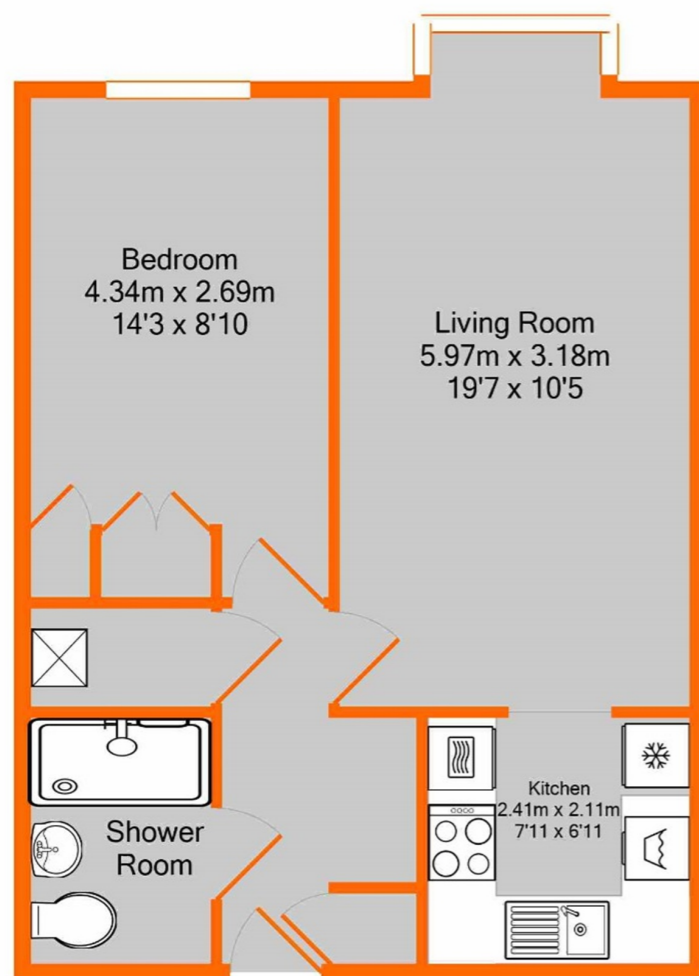


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
EU Directive 2002/91/EC			



Total Approx. Floor Area 45.2 Sq.M. (487 Sq.Ft.)
 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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 For further details please visit our website - www.proctors.london



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

Flat 45 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB
£155,000 Leasehold

- One Bedroom Retirement Flat.
- 19' 7" (Into Bay) Living Room.
- White Suite Shower Room.
- 0.8 Mile Bromley High Street.
- Overlooking Durham Avenue.
- Kitchen With AEG Oven.
- Various Communal Facilities.
- Double Glazing & Electric Heating.

Flat 45 Blenheim Court, 50 Durham Avenue, Bromley, Kent BR2 0RB

CHAIN FREE one bedroom second floor purpose built retirement flat, in this POPULAR DEVELOPMENT about 0.8 of a mile from Bromley South Station and High Street. 19' 7" (into bay) living/dining room overlooking Durham Avenue with a kitchen to one end, appointed with wooden fronted units, granite effect work surfaces and a built in AEG electric oven. Off the hallway is the white suite shower room and the flat has double glazing and electric storage radiators or electric heaters (as listed). Blenheim Court is in a cul-de-sac and has an entry phone system, Careline alarm service with alarm pull cords, lift service, a communal lounge with kitchen reappointed in 2022, a library to the mezzanine level, a laundry room and guest room. There are regular social activities including a garden club, coffee mornings and fish and chip suppers. The attractive communal gardens are a real feature of this development and are laid mainly to lawn, with established shrub beds, trees and terraces. There is communal parking to the front.

Location

Blenheim Court is off Durham Avenue in Gregory Close. There are shops on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cumberland Road and Westmoreland Road to Bromley High Street, with The Glades Shopping Centre, St Mark's Square development and Bromley South Station, which is about 0.8 of a mile. South Hill Woods is off Tootswood Road.



Ground Floor

Communal Entrance

Via entry phone and communal outer door to carpeted communal hallway with stairs or lift to second floor

Second Floor

Hallway

3.18m x 1.75m (10' 5" x 5' 9" reducing to 0.97m 3' 2") Alarm pull cord/Tunstall entry phone handset, coving, cloaks cupboard housing fuse box, electric heater, deep cupboard housing the Ariston boiler for hot water

Shower Room

2.26m x 1.57m (7' 5" into recess x 5' 2") Tiled shower with a white shower tray, glass screen and Triton Biarritz shower, white low level w.c. and pedestal wash basin, electric heater to recess with shelves above, extractor fan, part tiled wall behind basin and low level w.c., alarm pull cord

Bedroom

4.34m x 2.69m (14' 3" including wardrobes x 8' 10") Double glazed window overlooking Durham Avenue, double and single fitted wardrobe, electric storage radiator, alarm pull cord, coving

Living/Dining Room

5.97m x 3.18m (19' 7" into bay x 10' 5") Coving, double glazed bay window overlooking Durham Avenue, coving, electric storage radiator, four wall light points, coal effect electric fire with an ornate surround, alarm pull cord, archway to:

Kitchen

2.41m x 2.11m (7' 11" x 6' 11") Wooden fronted wall and base units and drawers, granite effect work surfaces, stainless steel sink and drainer, ceramic hob (not working) with an extractor unit above, splashback tiling, LEC fridge/freezer, Hotpoint washing machine, built in AEG electric oven

Outside

Communal Gardens

Attractive communal gardens surround the development, laid mainly to lawn, two terraces and various seating areas to the rear, mature trees, shrubs and flower beds

Parking

Communal residents parking to the front of the development on a first come first served basis

Communal Facilities

Lift to all floors, residents lounge with kitchen to lower ground floor, laundry room and guest suite

Additional Information

Lease

125 years from 1988 - To Be Confirmed

Maintenance

£3,518.36 Per Annum - To Be Confirmed

Ground Rent

We are informed there is no Ground Rent on this property - To Be Confirmed

Agent's Notes

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