



## Florida Court, Bromley, BR2 0TR

### £425,000 Share of Freehold

Light and spacious two bedroom first floor flat with private rear facing balcony and a Share of the Freehold. Located within the much sought after Florida Court development ideally located for central Bromley's shopping and restaurants, travel (18 minutes by Train to London Victoria) & leisure facilities. The accommodation comprises two double bedrooms with fitted luxury Hammonds wardrobes, two modern shower rooms, fully fitted 16'7 kitchen/breakfast room with integrated appliances and utility area, spacious 16'8 x 15'10 lounge/diner and private balcony overlooking the well kept communal grounds to the rear. Other benefits include luxury Amtico flooring throughout, lift, secure video entry phone access, garage en bloc to rear and permit parking.

Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

## COMMUNAL ENTRANCE

Secure video entry phone operated front door leads into communal entrance hall. Stairs and lift to all floors.

## ENTRANCE HALL 18'3" x 4'10" (5.56 x 1.47)



Hardwood front door leads into entrance hall. Amtico flooring, coving, radiator, wall mounted video entry phone handset and double linen cupboard with ample shelving.

## LOUNGE/DINER 16'8" x 15'10" (5.08 x 4.83)



Full height double glazed windows and sliding doors to rear leading to private balcony. Amtico flooring, coving, two radiators, TV aerial, Cable TV and telephone points.

## PRIVATE BALCONY 16'8" x 5'6" (5.08 x 1.68)



Private rear facing balcony with balustrade to most

recent construction standards, with tiled floor covered with artificial grass.

## UTILITY AREA 4'0" x 3'4" (1.22 x 1.02)

Large storage cupboard with fitted shelving and storage.

## KITCHEN/BREAKFAST ROOM 16'7" x 8'8" (5.05 x 2.64)



Double glazed window with sunny views to front, Amtico flooring, coving and radiator. Range of modern fitted wall and base units with wood effect work surfaces over, 1.5 bowl ceramic sink with mixer tap and drainer, local tiling and tile effect vinyl flooring. Integrated AEG appliances including washing machine, dish washer, double oven and four ring induction hob with brushed steel extractor hood over. Space for tall fridge freezer. All appliances bar the oven purchased in 2020.

## BEDROOM ONE 17'2" x 10'0" (5.23 x 3.05)



Double glazed window to rear, Amtico flooring, radiator and range of fitted Hammonds furniture including full height wardrobes and vanity unit with drawers and mirror over.

### **BEDROOM TWO 15'0" x 8'1" (4.57 x 2.46)**



Double glazed window to rear, Amtico flooring, radiator, cupboard housing boiler and set of full height fitted wardrobes by Hammonds.

### **FAMILY SHOWER ROOM 8'6" x 6'6" (2.59 x 1.98)**



Fully tiled walls and tile effect vinyl flooring. Double shower cubicle with wall mounted thermostatic mixer tap, low level WC, chrome ladder towel warmer and wash hand basin with mono bloc mixer tap, double vanity unit below and wall mounted mirror above.

### **SHOWER ROOM 6'6" x 5'6" (1.98 x 1.68)**



Fully tiled walls and tile effect vinyl flooring. Corner shower cubicle with wall mounted Triton electric shower, low level WC, pedestal wash hand basin, wall mounted mirror and radiator.

### **COMMUNAL GROUNDS & GARAGES**



Well maintained communal grounds surround the development with garages en bloc to rear and parking to front and rear.

### **LEASE & CHARGES**

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £220 per month.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 89sqm (Approx. 957sqft)

### **COUNCIL TAX BAND 'F'**

### **AGENTS NOTE**

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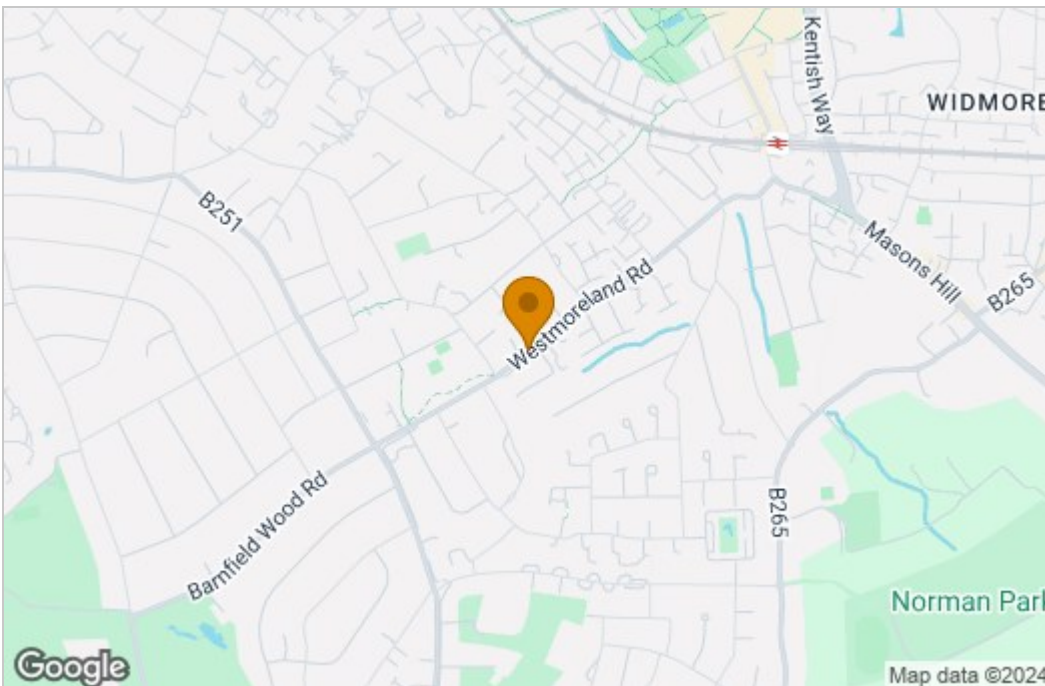
# Floor Plan

## FIRST FLOOR

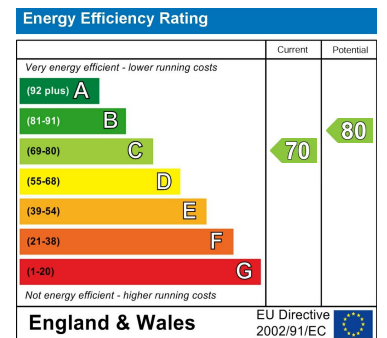


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.