

Beckenham/Bromley

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28 Spruce Park, Cumberland Road, Bromley, Kent, BR2 0EH

SHARE OF FREEHOLD

£450,000

Two double bedroom second floor apartment offered with a Share of the Freehold located in the highly sought after Spruce Park development. The accommodation on offer comprises 10'3 x 9'7 entrance hall with triple cloaks cupboard, 19' x 18'9 L-shaped lounge/diner with private South West facing balcony, modern fitted kitchen in white, master bedroom with fitted wardrobes and en suite, remodelled family shower room and second double bedroom. Well maintained communal grounds surround the development with a garage en bloc to the rear via electric gates accessed by Chiltern Gardens and Cayghill Close. Located within close proximity to Shortlands & Bromley South stations (17 minutes to London), good local schools, shops and amenities.

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

- SHARE OF FREEHOLD
- MASTER WITH WARROBES AND EN SUITE
- 19' X 18'9 L-SHAPED LOUNGE/DINER
- FAMILY SHOWER ROOM
- SHORT WALK TO BROMLEY HIGH STREET & STATION (LONDON 17 MINS)
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SOUTH WEST FACING BALCONY
- GOOD LOCAL SCHOOLS
- GARAGE TO REAR BEHIND GATES & PARKING TO FRONT

COMMUNAL ENTRANCE

Secure entry phone operated front door leads into communal entrance hall with stairs to all floors.

ENTRANCE HALL 10'3 x 9'7 (3.12m x 2.92m)

Hardwood front door leads into spacious entrance hall with radiator, airing cupboard and triple cloaks cupboard.

L-SHAPED LOUNGE/DINER 19' x 8'9 (5.79m x 2.67m)

Double glazed sliding doors to front leading to balcony and double glazed window to side. Coving, three radiators, wall lights and double doors to entrance hall.

PRIVATE BALCONY 10'2 x 4'6 (3.10m x 1.37m)

Private South West facing balcony with red wrought iron railings and tiled floor.

FITTED KITCHEN 11'10 x 7'5 (3.61m x 2.26m)

Double glazed window to front, radiator, ceramic tiled floor and Worcester Bosch boiler in kitchen unit. Range of modern 'handle less' wall and base units in white with granite worksurfaces and returns over. Inset Franke stainless steel sink with mixer tap, integrated four ring NEFF gas hob with extractor hood over, integrated double oven, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer.

MASTER BEDROOM 19'1 x 12'1 max (5.82m x 3.68m max)

Double glazed window to side, coving, radiator and range of wardrobes to one wall some with mirrored doors.

EN SUITE 8'5 x 6'10 (2.57m x 2.08m)

Recessed shower cubicle with drying area, wall mounted mirror, extractor fan, chrome ladder towel warmer, fully tiled walls and floor. Low level WC, panel bath with shower mixer tap and pedestal wash hand basin with mirror, light and electric shaver point over.

BEDROOM TWO 15'7 x 8'2 (4.75m x 2.49m)

Double glazed window to side, coving, radiator and built in wardrobes.

FAMILY SHOWER ROOM 6'6 x 6'1 (1.98m x 1.85m)

Fully tiled walls, chrome ladder towel warmer, extractor fan and Vinyl wood effect flooring. Double shower cubicle with wall mounted controls, overhead shower and wand, Low level WC, wall mounted wash hand basin with mixer tap, mirrored bathroom cabinet and light over.

GARAGE, COMMUNAL GROUNDS & PARKING

Garage en bloc to rear behind electric gates accessed via Chiltern Gardens and Cayghill Close with up and over door and outside lighting. There is ample parking to front and well maintained communal gardens front and rear.

LEASE & CHARGES

We have been informed by the vendor that the maintenance is approximately £2000 per annum paid in two monthly instalments of £1000 and comes with a Share of the Freehold. The leasehold element is for 999 years from 1985 with approximately 960 years remaining.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 82sqm (Approx. 882sqft)

COUNCIL TAX BAND 'E'

Directions

From our offices in Westmoreland Road proceed towards Bromley South and take the second on the left into Cumberland Road. Spruce Park can be found on the right hand side after Caygill Close.

