



**Green Court, Bromley, BR2 0XS**  
**£260,000 Share of Freehold**

Spacious 'Chain Free' one bedroom apartment offered with a Share of the Freehold and located in a popular residential road just a short walk from Shortlands Station & shops. The accommodation comprises 20'9 x 13'2 L-Shaped lounge/diner, kitchen, bathroom and double bedroom plus the entrance hall has a run of wardrobes to one wall providing plenty of storage. Whilst there is some modernisation to be done the property is double glazed throughout and also benefits from a garage en bloc to rear, communal gardens and parking to front. Light, bright and spacious, in our opinion this apartment is an excellent buy.



## COMMUNAL ENTRANCE

Secure entry phone operated double glazed front door leads into entrance hall with stairs to all floors. Double glazed door to rear leads to communal gardens and garages.

## ENTRANCE HALL 9'4 x 3'3 to cupboards (2.84m x 0.99m to cupboards)

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset and fitted wardrobes to one wall providing ample storage.

## LOUNGE/DINER 20'9 x 13'2 I-shaped (6.32m x 4.01m I-shaped)



Double glazed window to rear and wall mounted electric heater.

## KITCHEN 9' x 5'6 (2.74m x 1.68m)



Double glazed windows to front and side. Range of wall and base units with work surfaces over and local tiling, serving hatch, stainless steel sink with mixer tap and drainer. Space and point for electric cooker, space for under counter fridge and freezer. Herringbone effect vinyl flooring.

## BEDROOM 14' x 9'6 (4.27m x 2.90m)



Double glazed window to rear, wall mounted electric heater and double wardrobe to one corner.

## BATHROOM 7'4 x 5'5 (2.24m x 1.65m)



Opaque double glazed window to side. Panel bath with shower mixer tap, pedestal wash hand basin with mixer tap and mirrored bathroom cabinet over, low level WC and chrome towel warmer. Wall mounted electric heater, half tiled walls and herringbone effect vinyl flooring.

## COMMUNAL GROUNDS, GARAGE & PARKING



Parking and recycling to front and garages en bloc to rear, with well maintained communal grounds surrounding the block.

## LEASE & CHARGES

We have been informed that the property comes with a Share of the Freehold and the Leasehold element has 944 years remaining. We have also been informed that the current charges are approximately £1600 per annum.

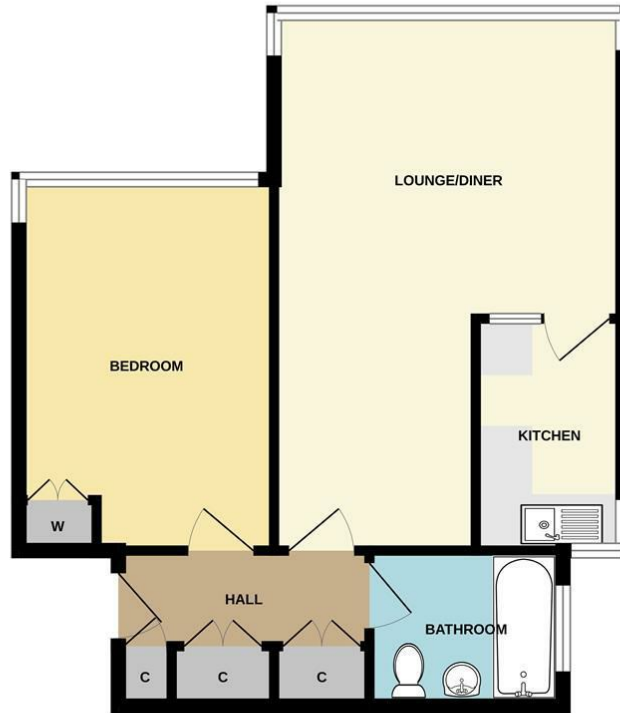
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 54sqm (Approx. 581sqft)

**COUNCIL TAX BAND 'C'**

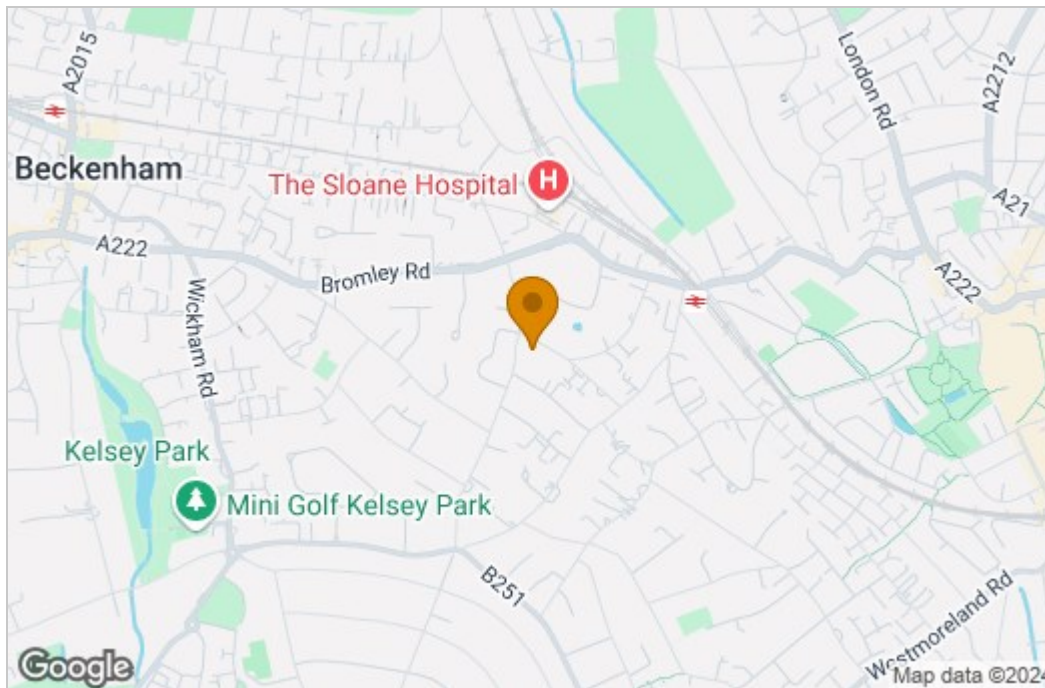
# Floor Plan

## GROUND FLOOR

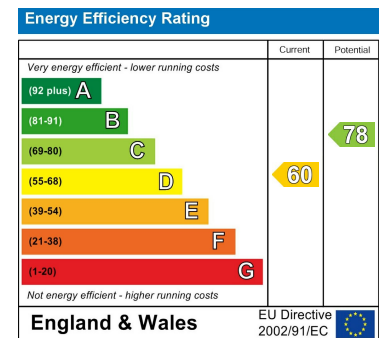


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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