



Baston Road, Bromley, BR2 7BE

£220,000 Leasehold

One bedroom 'chain free' ground floor maisonette located close to both Old and New Hayes as well as good local bus routes and Hayes mainline station. Offering open plan kitchen/living space with shower room and bedroom this property does require some modernisation but offers some original features and is unlike anything else you are likely to see. There is a very small outside space to the rear, and a small courtyard garden to front. Viewing by appointment with the agent.

**OPEN PLAN KITCHEN/LIVING ROOM 17'7 x 13'
(5.36m x 3.96m)**



Original style hardwood front door leads to open plan kitchen/living room with double glazed bay window to front with window seat below providing storage. Polished stripped wood flooring, radiator, cats iron feature fireplace with wooden mantle (Not tested). Range of wall and base units to the kitchen area with worktops over and inset stainless steel bowl sink with mixer tap. Integrated four ring electric hob with oven below and extractor hood above. Space and plumbing for washing machine, down lights and space for tall fridge freezer.

SHOWER ROOM 9'1 x 6'5 (2.77m x 1.96m)



Pedestal wash hand basin with tiled splash back, low level WC and large walk in shower which has been adapted with rail and chair. Radiator, extractor fan and vinyl flooring.

BEDROOM 13' x 10'7 (3.96m x 3.23m)



Double glazed patio door to rear with six small fan

light feature double glazed windows above. Built in cupboard housing Ideal wall mounted boiler and second built in cupboard for clothes.

FRONTAGE



Small courtyard garden to front.

LEASE & CHARGES

We have been advised the lease is 999 years from 26th August 1992 with 970 years remaining and have been informed to the best of their knowledge there is no ground rent or service charges but there are covenants for maintenance of the roof.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 43sqm (Approx 463sqft)

COUNCIL TAX BAND 'B'

