



Flat 11, Sovereign Court 16 Magpie Hall Lane, Bromley, BR2 8EH  
£225,000

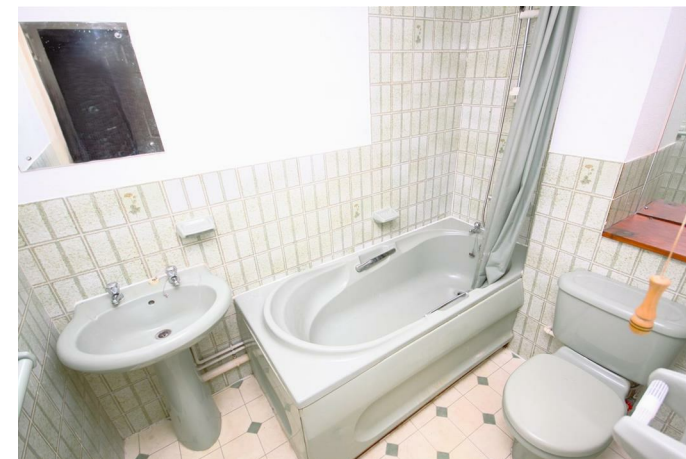


Flat 11, Sovereign Court 16 Magpie  
Hall Lane, Bromley, BR2 8EH

- Chain Free
- 90 Years Left on Lease
- 2 Bed Retirement Property
- Suitable for Over 55's Only
- On-Site Parking for Residents
- Council Tax Band c



**\*CHAIN FREE\*** This two Bedroom retirement flat is perfect for anyone over the age of 55, located close to local shops and amenities, this property features internal alarm cords, a large multi-purpose living/dining room, a lovely tiled bathroom and two good sized bedrooms. This property also features a communal lounge, garden areas and has onsite parking. Service Charge approx £2200.00 pa. Remaining lease 90 years.

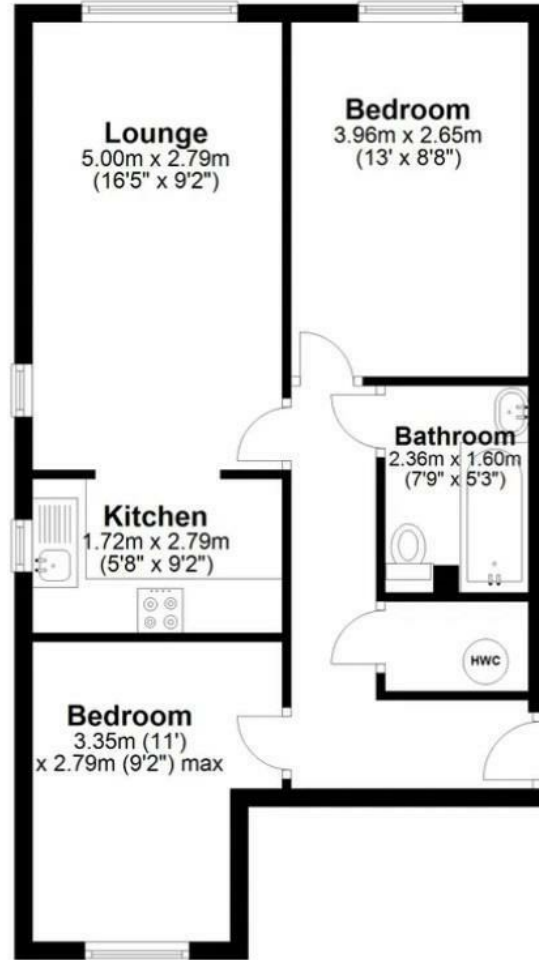


## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

## First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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