

## **Whitehaven Close, Bromley, BR2 0YA**

**£300,000 Share of Freehold**

Light and spacious ground floor one bedroom purpose built flat, 'Chain Free' and with a share of the freehold. Ideally located within a quarter mile of Bromley South Station as well as all the amenities of the High Street & The Glades shopping centre. The property has been completely modernised throughout with modern fully fitted kitchen with appliances, remodelled bathroom with 'P' bath, 16'7 x 11'8 lounge, kitchen and double bedroom with fitted wardrobes. To the outside there are well kept communal gardens and garage en bloc to the rear and car wash area. Ideal starter home or BTL investment.

## COMMUNAL ENTRANCE

Secure entry phone operated front door leads into communal entrance hall.

## ENTRANCE HALL 13'1 x 9'10 (3.99m x 3.00m)

Hard wood front door leads into entrance hall with radiator, wall mounted secure entry phone handset, and two cupboards.

## LOUNGE 16'6 x 11'8 max (5.03m x 3.56m max)



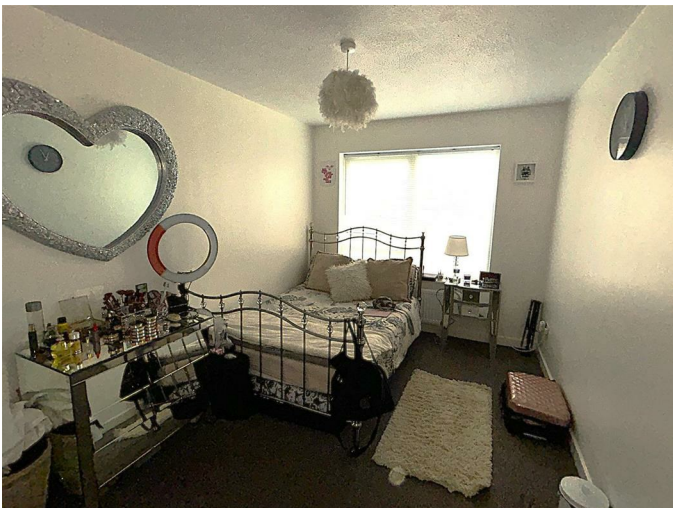
Dual aspect with double glazed bay window to side, double glazed window to rear and radiator.

## FITTED KITCHEN 11'8 x 7'2 (3.56m x 2.18m)



Double glazed bay window to rear, radiator and tiled floor. Range of modern wall and base units with granite work surfaces and returns over, local tiling and combination boiler in wall unit. Inset stainless steel sink with mixer tap, integrated fridge freezer, four ring gas hob with extractor hood over, microwave, electric oven, washing machine and dishwasher.

## DOUBLE BEDROOM 14'3 x 8'8 max (4.34m x 2.64m max)



Double glazed window to side, radiator and fitted double wardrobes.

## REMODELLED BATHROOM 7'4 x 6'3 (2.24m x 1.91m)



Fully tiled walls to bath area with half tiled walls to remainder, wood effect tiled floor, extractor fan and chrome ladder towel warmer. 'P' bath with wall mounter thermostatic controls, hand wand and screen, concealed cistern low level WC, and wash hand basin on vanity unit with mono bloc mixer tap. Large wall mounted mirror and electric shaver point.

## COMMUNAL GROUNDS & PARKING



Well maintained communal grounds surround the block with garage en bloc to rear, car wash space with tap, off street parking and on street permit parking.

## LEASE & CHARGES

The flat will comes with a Share of the Freehold and the leasehold term has 998 years remaining. The annual service charges are approximately £1400.00 per year.

## TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 51sqm (Approx 549sqft)

## COUNCIL TAX BAND 'C'

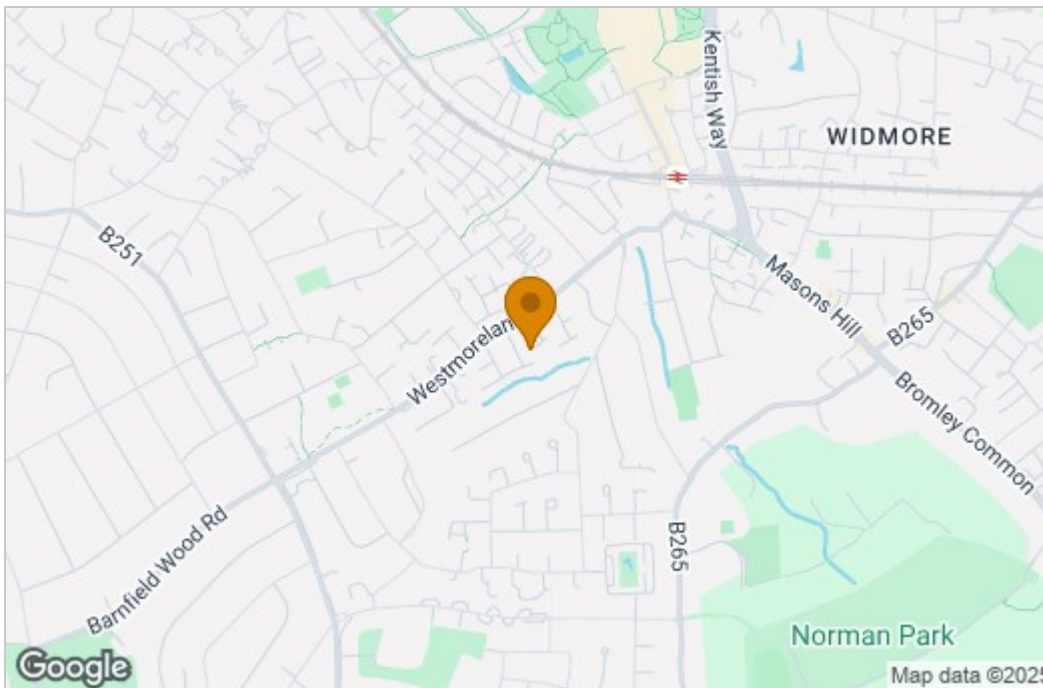
# Floor Plan

## GROUND FLOOR

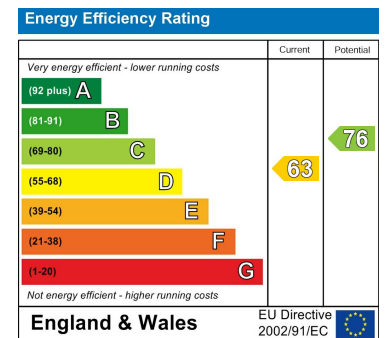


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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