



**Flat 3 1 Turpington Lane, Bromley, Kent, BR2 8JA**

**SHARE OF FREEHOLD**

**£290,000**

SHARE OF FREEHOLD. Located on the ground floor of this attractive conversion is this beautifully presented one bedroom ground floor apartment. The property has a tremendous amount of selling points including gated off road parking, modern décor and a communal garden. The property offers buyers a modern fitted kitchen and bathroom, light bay fronted lounge with high ceilings and a master bedroom with a full range of fitted wardrobes. The property is available now to view and if you are a first time buyer looking to move straight in or a downsizer looking for the perfect apartment, this well located property is one not to be missed.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	70 <b>74</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

- WONDERFUL GROUND FLOOR APARTMENT
- GATED OFF ROAD PARKING
- SHARE OF FREEHOLD
- COUNCIL TAX BAND C
- MODERN DECOR & ORIGINAL FEATURES
- COMMUNAL GARDEN
- GREAT LOCATION FOR BROMLEY TOWN CENTER

#### **Front of Property**

Communal parking to the front access via electric gates and a pedestrian access gate to the side

#### **Hallway**

Solid wood front door. Radiator. Laminate wood flooring. Large storage cupboard with electrical points. Fitted alarm system.

#### **Kitchen 9'4 x 6'6 (2.84m x 1.98m)**

Double glazed window to the front. Cupboard enclosed Worcester Bosch boiler. Fitted kitchen with a range of wall and base units and rolltop work surfaces. Built in over with 4 burner gas hob and extractor fan over. Stainless steel sink, mixer tap and drainer to the side. Space and plumbing for washing machine. Space for freestanding dishwasher. Part tiled walls.

#### **Lounge 18'7 x 13'10 (5.66m x 4.22m)**

Double glazed bay window to the front with plantation shutters. Radiator. Laminate wood flooring.

#### **Master Bedroom 14'5 x 10'8 (4.39m x 3.25m)**

Double glazed window to the front. Full range of built in wardrobes. Laminate wood flooring. Radiator.

#### **Bathroom**

Three piece suite comprising a panel bath with mixer tap that is wall mounted, thermostatic shower and separate shower attachment with a glass shower screen. Vanity wash hand basin with mixer tap and storage under. WC. Part tiled walls. Tiled flooring. Wall mounted heated towel rail.

#### **Communal Gardens**