



## Florida Court, Bromley, BR2 0TR £400,000 Share of Freehold

Located within the much sought after Florida Court development this spacious second floor flat comes with a Share of the Freehold and 17' South East facing balcony offering stunning views over Bromley. The development is ideally located for central Bromley's shopping and restaurants, travel (18 minutes by train to London Victoria) & leisure facilities. The accommodation comprises master bedroom with en suite shower and fitted wardrobes, second bedroom, family bathroom, fitted kitchen/breakfast room with some integrated appliances and spacious 17'4 x 16'8 lounge open plan to dining area. Other benefits include lift, secure video entry phone access, communal gardens, garage en bloc to rear and permit parking.

Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

### COMMUNAL ENTRANCE HALL

Secure video entry phone operated front door leads into communal entrance hall. Stairs and lift to all floors.

### ENTRANCE HALL 17'6 x 4'10 (5.33m x 1.47m)

Hardwood front door leads into entrance hall. Wall mounted video entry phone handset, radiator and wood flooring.

### LOUNGE 17'4 x 16'8 (5.28m x 5.08m)



Full height double glazed panoramic picture windows and sliding doors to front leading to private South East facing balcony. Radiator, wood flooring and open plan to dining area.

### PRIVATE BALCONY 17' x 5' (5.18m x 1.52m)



Large sunny South East facing balcony offering superb views over Bromley with handrail and tiled floor.

### DINING AREA 10'6 x 6'11 (3.20m x 2.11m)

Radiator, wood flooring and open plan to lounge.

### FITTED KITCHEN 16'8 x 9'1 (5.08m x 2.77m)



High level double glazed windows to front and sides.

### BEDROOM ONE 10'6 x 10'3 (to wardrobes) (3.20m x 3.12m (to wardrobes))



Double glazed window to side, radiator and range of fitted wardrobes with sliding mirrored doors to one wall.

### EN SUITE SHOWER ROOM

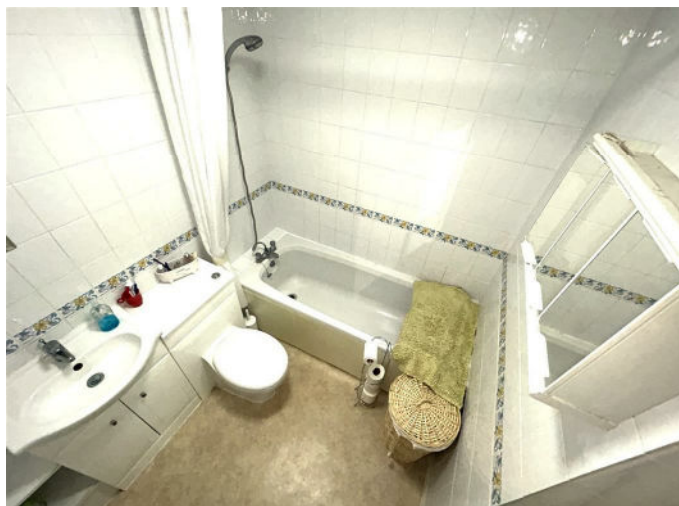
Shower cubicle with wall mounted controls, low level WC, pedestal vanity wash hand basin with mirror and light. Fully tiled walls, extractor fan, Vinyl flooring and mirrored bathroom cabinet.

### BEDROOM TWO 12'1 x 7'8 (max) (3.68m x 2.34m (max))



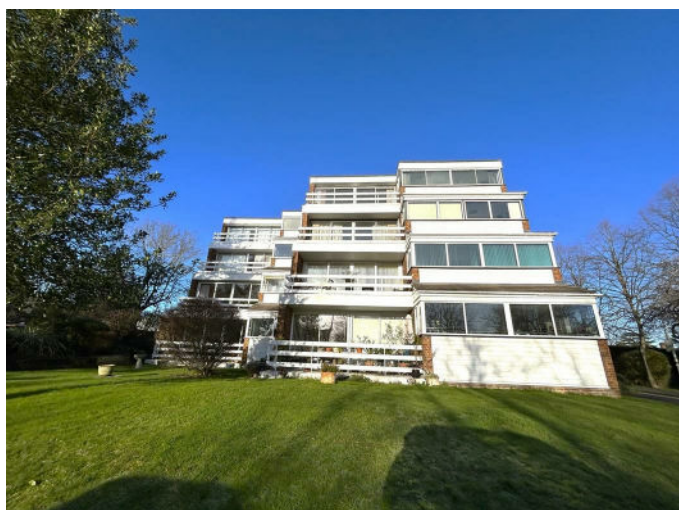
Double glazed window to side, radiator, wood flooring and fitted double wardrobe.

## **FAMILY BATHROOM 6'10 x 5'10 (2.08m x 1.78m)**



Panel bath with shower mixer tap, concealed cistern low level WC and wash hand basin on vanity unit with storage below and mirror above. Fully tiles walls, radiator, Vinyl flooring and mirrored bathroom cabinet.

## **COMMUNAL GROUNDS & GARAGES**



Well maintained communal grounds surround the development with garages en bloc to rear. Parking to front and rear.

## **LEASE & CHARGES**

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £2522.40 per annum.

## **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 87sqm (Approx. 936sqft)

## **COUNCIL TAX BAND 'E'**

## **AGENTS NOTE**

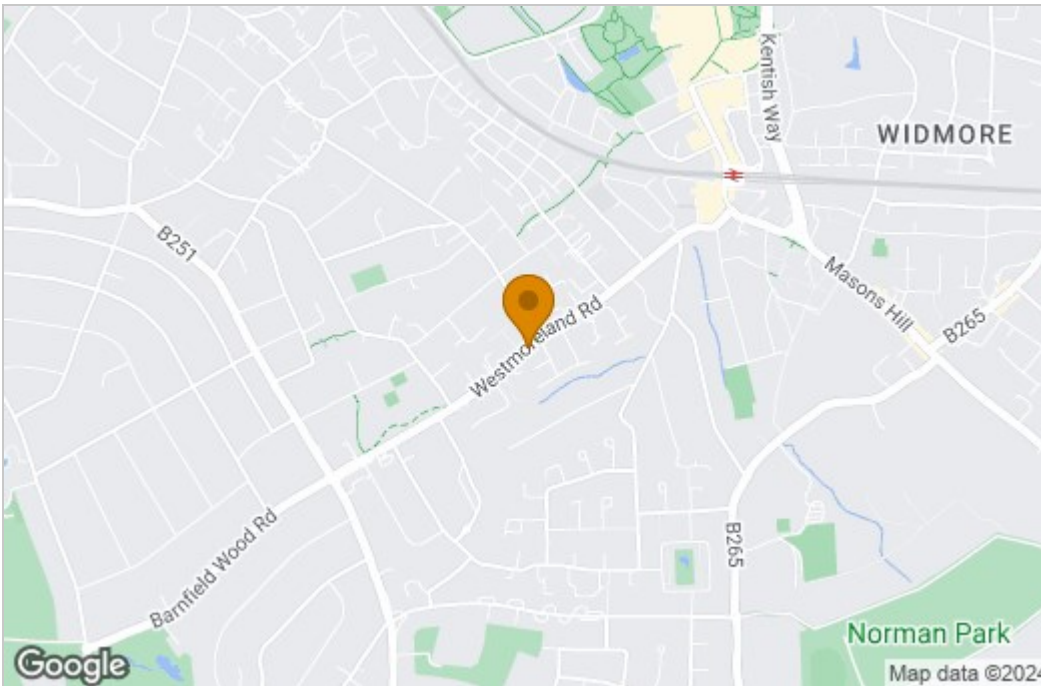
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# Floor Plan

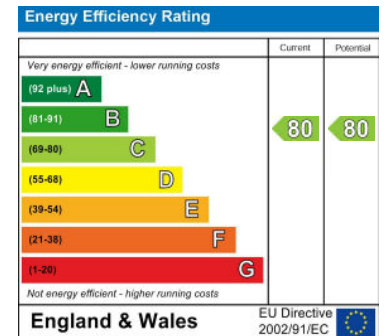


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph



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