



Branscombe Court, Bromley, BR2 0UL

£285,000 Leasehold

Spacious two bedroom rear facing flat with a Southerly aspect with lovely views over Bromley and the communal grounds. Located just a short walk from a handy set of local shops including Post Office, Pharmacy and Tesco Metro there are also local bus stops equally close. The property comprises two bedrooms, modern family bathroom, separate WC, large lounge and kitchen with space for a table and chairs. Additional benefits include an extended lease, ample storage, garage en bloc to rear and visitors parking. The property does require some updating and refurbishment but offers size and amenity rarely seen with new build flats.

COMMUNAL ENTRANCE



Secure entry phone operated front door leads into communal entrance hall with stairs to all floors.

ENTRANCE HALL

Hardwood front door leads into entrance hall with radiator, wall mounted entry phone handset and linen, cloaks and storage cupboards.

LOUNGE 18'8 x 11'1 into bay (5.69m x 3.38m into bay)



Full height double glazed bay window with a Southerly aspect offering wonderful views over Bromley and the communal grounds. Coving, radiator, TV aerial and telephone points.

KITCHEN 11'1 x 8'2 (3.38m x 2.49m)



Double glazed window to side, coving, radiator and vinyl tile effect flooring. Range of wall and base units with work surfaces over and local tiling, stainless steel sink with drainer, space for electric cooker and tall fridge freezer. Space with plumbing for washing machine and wall mounted Exclusive boiler.

CLOAKROOM

Low level WC, wall mounted corner vanity wash hand basin with local tiling and extractor fan.

BEDROOM ONE 14'9 x 9' inc wardrobe (4.50m x 2.74m inc wardrobe)



Double glazed window to rear, radiator and large double wardrobe with sliding doors.

BEDROOM TWO 12'6 x 6'6 inc wardrobe (3.81m x 1.98m inc wardrobe)



Double glazed window to rear, radiator and built in wardrobe.

FAMILY BATHROOM 7' x 5'5 (2.13m x 1.65m)



Remodelled bathroom comprising 'P' bath with shower mixer tap, screen and fully tiled walls, chrome ladder towel warmer and extractor fan. Wash hand basin on vanity unit with storage below and mirror above, low level WC and half tiled walls.

GARAGE EN BLOC & VISITORS PARKING



Garage en bloc to rear with parking front and back.

COMMUNAL GARDENS



Communal gardens front and rear mainly laid to lawn with mature trees and shrubs.

LEASE & CHARGES

We have been informed that the lease was extended and has 142 remaining. We have also been informed that the service charges are approximately £2280 and ground rent of £100.00 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 63sqm (Approx 678sqft)

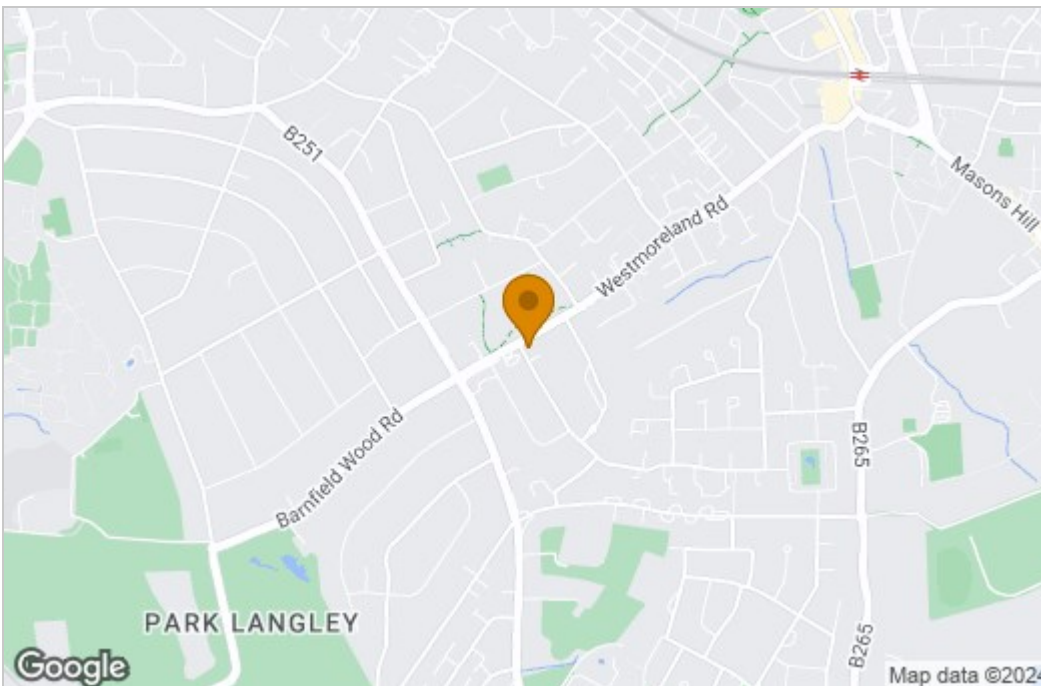
COUNCIL TAX BAND 'C'

Floor Plan

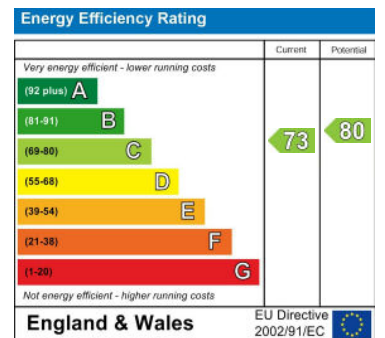


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.