

## **Arbury House, Bromley, BR1 2WR**

**£550,000 Leasehold**

Tastefully modernised 'Chain Free' four bedroom apartment with extended lease of 175 years on completion, which at 1313sqft is one of the largest available within the development. Located in a quiet residential cul de sac close to the excellent St George's CE Primary School, Scotts Park Primary School and Bullers Wood Secondary School and just a short walk to Elmstead Woods station. The property offers spacious living accommodation comprising four bedroom, family bathroom and en suite shower room, lounge/diner with private rear West facing balcony and fully fitted kitchen installed approx 5 years ago complete with fitted appliances. Accessed via lift or stairs the property also benefits from a large tandem garage located beneath the block. Well tended communal grounds surround the development which also has additional/visitors parking.

## COMMUNAL ENTRANCE

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

## ENTRANCE LOBBY 7'4 x 6' (2.24m x 1.83m)

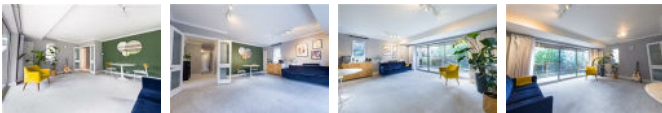


Hardwood door leads into entrance lobby with coving and two cloaks cupboards.

## ENTRANCE HALL: L 26' x 5'6 max (7.92m x 1.68m max)

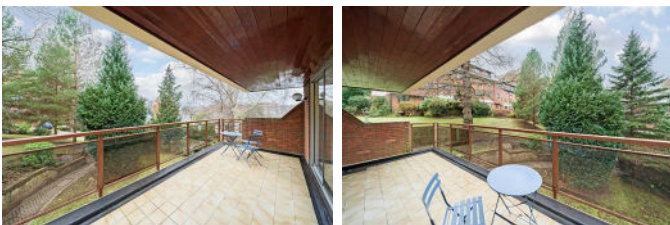
Coving, radiator, wall mounted secure entry phone handset and double storage cupboard.

## RECEPTION/DINING ROOM 18'8 x 16'8 max (5.69m x 5.08m max)



Triple aspect with double glazed windows to either side with fitted blinds and panoramic sliding doors to rear leading to West facing private balcony. Coving, two vertical designer radiators, telephone and cable points.

## PRIVATE BALCONY 18'10 x 8' (5.74m x 2.44m)



Private West facing balcony with tiled floor and glass balustrade.

## FITTED KITCHEN 12'5 x 9' (3.78m x 2.74m)



Double glazed window to side, coving and tiled floor. Range of modern wall units with under lights, base units with Quartz work surfaces over, large inset brushed steel sink with mixer tap and tiled returns. Integrated Worcester Bosch combination boiler, five burner Rangemaster range cooker with double oven and grill with Elica brushed steel extractor hood over. Integrated Hoover tumble dryer with heat pump, Hotpoint washing machine, Bosch dishwasher and Large American style fridge freezer.

## MASTER BEDROOM 15'3 x 10'4 (4.65m x 3.15m)



Double glazed window to side, coving, radiator. two built in double wardrobes.



**EN SUITE SHOWER ROOM 9' x 5'10 (2.74m x 1.78m)**



Opaque double glazed window to side, extractor fan, chrome ladder towel warmer, fully tiled walls and floor. Double shower cubicle with overhead shower, wall mounted controls and hand wand, concealed cistern low level WC, and extra wide sink with mono bloc mixer tap, vanity unit below and mirror with light over.

**BEDROOM TWO 13'6 x 9'1 (4.11m x 2.77m)**



Double glazed window to side, coving, radiator and two built in double wardrobes.

**BEDROOM THREE 13'5 x 9'2 (4.09m x 2.79m)**



Double glazed window to side, coving and radiator.

**BEDROOM FOUR 13'5 x 9'1 (4.09m x 2.77m)**



Double glazed window to side, coving, radiator and built in double wardrobe.

**FAMILY BATHROOM 7' x 5'3 (2.13m x 1.60m)**



Coving, fully tiled walls and floor, extractor fan and white ladder towel warmer. Panel bath with shower mixer tap, over head shower with wall mounted controls, hand wand and screen. Concealed cistern low level WC, in vanity unit with inset sink and mono bloc mixer tap with mirror light and wall mounted storage cupboard above.

**COMMUNAL GROUNDS, GARAGE & PARKING**



The block is situated within well tended communal

grounds, with parking spaces. The tandem garage (38' x 9') is located under the block with remote controlled up and over door to front, shelving to rear, power and light.

### **LEASE & CHARGES**

We have been informed that there will be an extended lease of 175 years on completion and the ground rent is £110 per annum. The service charge for 2024 is £3371.66 and there is currently also a £1093.76 contribution to the reserve fund.

### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 122sqm (Approx 1313sqft)

### **COUNCIL TAX BAND 'F'**

# Floor Plan

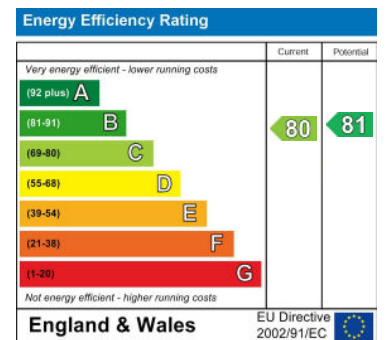


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024

# 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.