



## Inglewood Court, Bromley, BR1 3SJ

**£725,000 Leasehold**

Stunning penthouse apartment with 19'8 private South West facing balcony offering sweeping views over Shortlands Valley & golf course. Offered 'Chain Free', with an extended lease the flat has been remodelled with new bath and shower rooms, modern fitted kitchen with integrated appliances, modern interior doors and resealed patio doors with fitted drip drays. The apartment is situated on the top floor and offers three bedrooms, the third of which is currently used as a home office/dining room. The master bedroom has a private dressing area with fitted wardrobes and an en suite bathroom with separate shower cubicle. The second and third bedrooms have use of the family shower room and there is ample storage off the large entrance hall. To the exterior are well tended communal grounds plus personal parking space and en bloc garage. Located just half a mile from Shortlands Village and a mile from Bromley Town centre with fast links to London as well as good local schools.

## COMMUNAL ENTRANCE



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

## ENTRANCE HALL 10'10 x 8'3 I-shaped (3.30m x 2.51m I-shaped)



Hardwood door leads into spacious entrance hall with wood effect flooring, radiator, wall mounted secure entry phone handset, large double cloaks cupboard, second storage cupboard and airing cupboard.

## RECEPTION ROOM 17' x 16'3 (5.18m x 4.95m)



Double glazed sliding doors to rear leading to private balcony with stunning views. Coving, wall

lights, radiator, wood effect flooring, TV aerial and telephone points.

## PRIVATE BALCONY 19'8 x 7' (5.99m x 2.13m)



Exceptionally large private South West facing balcony with stunning views over Shortlands Valley and Golf Course

## BEDROOM THREE/DINING ROOM 10' x 9'8 (3.05m x 2.95m )



Double glazed sliding doors to rear leading to private balcony with stunning views. Coving, wall lights, radiator, wood effect flooring, TV aerial and telephone points.

## MASTER BEDROOM 13'4 x 13'2 (4.06m x 4.01m)



Double glazed window to rear. Coving, radiator, TV and telephone points. Leads to:

## DRESSING AREA 9'7 x 4'3 (2.92m x 1.30m)

Coving, radiator and range of fitted wardrobes.

**EN SUITE BATHROOM 10'3 x 6'2 (3.12m x 1.88m )**



Double glazed window to side and coving. Modern bathroom suite in white comprising panel bath with mixer tap and wand, low level WC, vanity unit with inset sink, mono bloc mixer tap and storage below. Fully enclosed Niagara Arlington power shower with deluge head and wand, chrome ladder towel warmer, marble effect wall panels and Amtico flooring.

**BEDROOM TWO 11'6 x 10' (3.51m x 3.05m)**



Double glazed windows to rear, covered ceiling and radiator.

**FITTED KITCHEN 12'7 x 9'10 (3.84m x 3.00m)**



Double glazed window to rear, coved ceiling, radiator and Karndean flooring. Modern kitchen comprising a range of wall and base units (some containing carousel storage systems) with worktops over and stainless steel splashbacks, 1 1/2 bowl stainless steel sink with mixer tap and drainer, built in Neff oven and hob with extractor fan over. Integrated appliances including AEG dishwasher, Zanussi washing machine/tumble dryer and Bosch wine cooler. Space for fridge/freezer and Vaillant boiler within wall unit.

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



Modern suite comprising pedestal wash hand basin with mono bloc mixer tap, low level WC, fully enclosed Niagara Arlington power shower with deluge head and wand,, chrome ladder towel warmer, extractor fan, marble effect wall panels and Amtico flooring.

## **GARAGE & PARKING SPACE**



Garage en bloc to the left and private parking space visible from the private balcony.

## **COMMUNAL GROUNDS**



Well maintained communal grounds to front and rear.

## **LEASE & CHARGES**

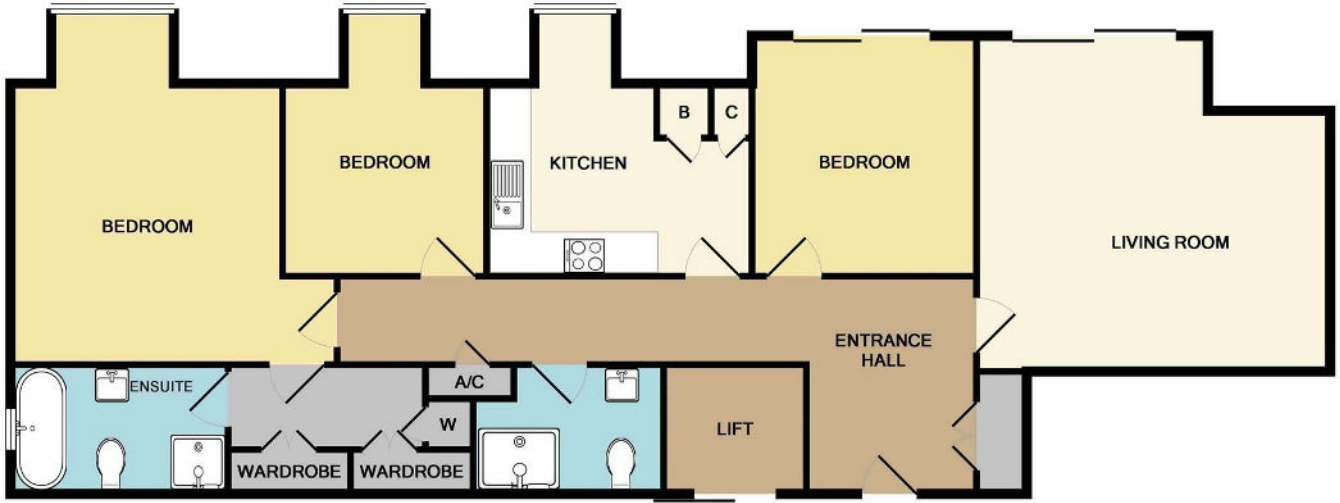
The lease has been extended with 993 years remaining and maintenance charges are approximately £2300 PA.

## **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 120sqm (Approximately 1292sqft)

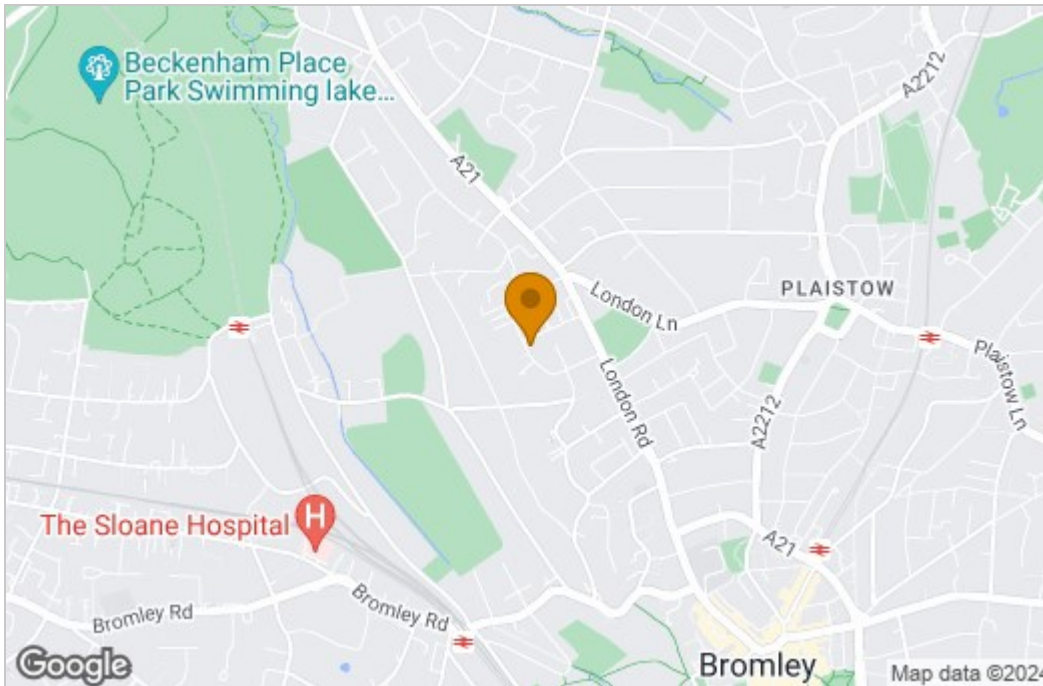
## **COUNCIL TAX BAND 'E'**

# Floor Plan

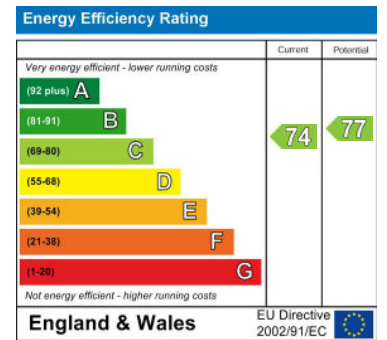


Measurements are approximate. Not to scale. Illustrative purposes only

# Area Map



# Energy Efficiency Graph



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