

Beckenham/Bromley

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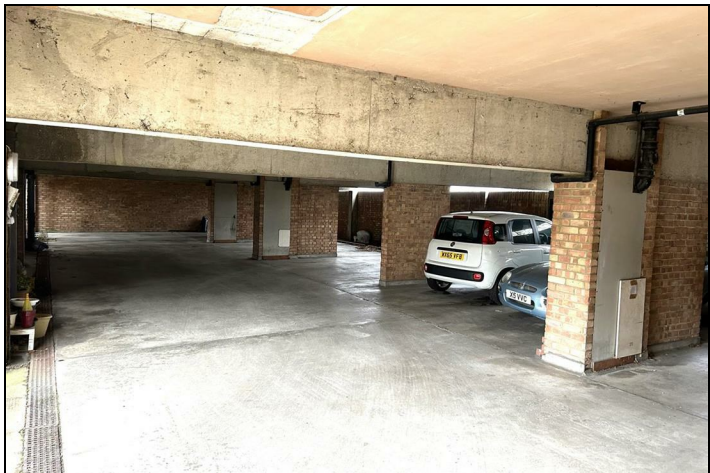
Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983

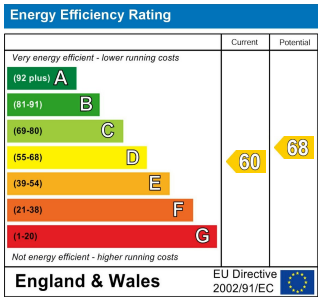


22 Bracken Hill Close, Bromley, Kent, BR1 4AL

LEASEHOLD

£225,000

This one bedroom leasehold flat which is part of small block of seven flats in a small cul-de-sac within walking distance of Bromley Town Centre and Shortlands Village. The property requires some updating but comprises double bedroom, bathroom, ample storage, kitchen and 15'2 x 13'3 L-Shaped lounge/diner overlooking the mature communal grounds providing a delightful woodland setting with stunning views and sunsets across the Ravensbourne Valley. The property also comes with an allocated covered parking space, a 95 year lease and low maintenance charges. Ideal for first time buyers.



- CHAIN FREE
 - KITCHEN
 - STUNNING VIEWS OVER RAVENSBOURNE VALLEY
 - 95 YEAR LEASE
- 15'2 X 13'3 L-SHAPED LOUNGE
 - 11'7 X 8'2 BEDROOM
 - CLOSE TO SHORTLANDS AND BROMLEY TOWN CENTRE
 - COVERED ALLOCATED PARKING SPACE

ENTRANCE HALL 18'5 x 3'4 (5.61m x 1.02m)
Opaque double glazed door to front leads into entrance hall. Radiator, double storage cupboard, cloaks cupboard and telephone point.

LOUNGE/DINER 15'2 x 13'3 (l-shaped) (4.62m x 4.04m (l-shaped))
Three double glazed windows to rear providing panoramic views over Shortlands Valley. Radiator and linen cupboard housing wall mounted Worcester Bosch combination boiler.

KITCHEN 7' x 5'10 (2.13m x 1.78m)
Skylight and serving hatch to lounge/diner. Range of wall and base units with work surfaces over and local tiling. White sink with mixer tap and drainer, space and plumbing for washing machine, space for under counter fridge, space and point for freestanding gas cooker.

BEDROOM 11'7 x 8'2 (3.53m x 2.49m)
Three double glazed high level windows to front, radiator and fitted wardrobes with mirrored sliding doors.

BATHROOM 7'1 x 6'5 (2.16m x 1.96m)
Panel bath with local tiling, pedestal wash hand basin, low level WC and wood laminate flooring. Wall mounted mirrored bathroom cabinet, radiator, two mirrors and extractor fan.

UNDERCOVER PARKING
Covered allocated parking space beneath the flat, plus three visitors parking spaces.

LEASE & CHARGES
We are informed the property comes with 95 years left on the lease remaining. The Ground Rent is £25 with maintenance £440 per year (excludes buildings insurance which was £858.00 on previous bill).

TOTAL FLOOR AREA
The internal area as per the Energy performance certificate is 37sqm (Approximately 398sqft)

COUNCIL TAX BAND 'C'

COMMUNAL GROUNDS
Mature communal grounds provide a delightful woodland setting with stunning views and sunsets across the Ravensbourne Valley.

Directions

From Shortlands Station turn right at the lights into Beckenham Lane towards Bromley and take the fifth turning on the left into Highland Road then take the first turning on the right into Bracken Hill Lane. Bracken Hill Close is the first right and the flats are located at the end of the cul de sac. Go up the stairs and turn right and number 22 is at the end.

