



**Morley Court, Bromley, BR2 0TD**  
**£320,000 Share of Freehold**

'Chain Free' second floor two bedroom apartment in good condition with a Share of the Freehold and wonderful views over Bromley. Located on the corner of Cumberland Road and Westmoreland Road the property is close to local bus stops, about ten minute walk from local shops and Bromley Town centre and Bromley South mainline station with links to London in 17 minutes. The accommodation comprises two good sized bedrooms, 14'8 x 13'8 reception room, fitted kitchen with appliances and family bathroom. Add in ample storage, garage en bloc to rear and ample visitors parking it really is the complete package.



### **COMMUNAL ENTRANCE**

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

### **ENTRANCE HALL**

Hardwood front door leads into entrance hall with double glazed window to side, radiator, two large storage cupboards, wall mounted secure entry phone handset and wood laminate flooring.

### **BEDROOM ONE 13'8 x 9' (4.17m x 2.74m)**



Double glazed window to rear, radiator, built in double wardrobe and headboard with wardrobe with side and high level storage above.

### **BEDROOM TWO 10'7 x 7'5 (3.23m x 2.26m)**



Double glazed window to rear, radiator, dimmer switch and wood laminate floor.

### **FAMILY BATHROOM 7' x 6'4 (2.13m x 1.93m)**



Fully tiled walls and floor, extractor fan, radiator and chrome towel warmer. Pedestal wash hand basin, low level WC and panel bath with shower over and wall mounted thermostatic controls.

### **RECEPTION 14'8 x 13'8 (4.47m x 4.17m)**



Dual aspect with double glazed windows to side and rear, radiator and wood laminate floor.

## **FITTED KITCHEN 14' x 6'5 (4.27m x 1.96m)**



Double glazed window to side, radiator, Ideal combination boiler in wall unit and space for tall fridge freezer. Range of wall and base units with work surfaces over and local tiling, stainless steel sink with mixer tap and drainer, integrated ceramic hob with brushed steel extractor hood over and electric oven below, space and plumbing for washing machine and tumble dryer.

## **COMMUNAL GROUNDS & GARAGES**



Communal grounds surround the development with garages en bloc, parking and visitors parking accessed via Cumberland Road.

## **LEASE & CHARGES**

The property comes with a Share of the Freehold and the leasehold element has approximately 932 years remaining. We have been informed that the service charges are approximately £1200 per annum.

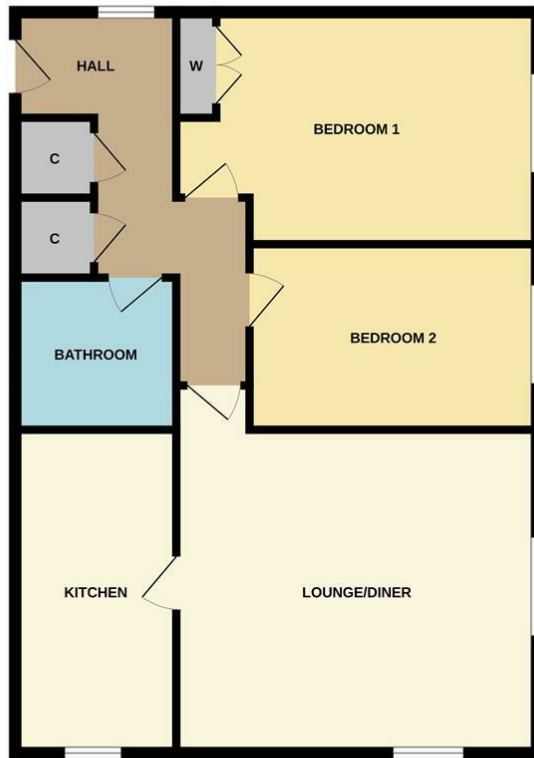
## **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 61sqm (Approximately 656sqft)

## **COUNCIL TAX BAND 'C'**

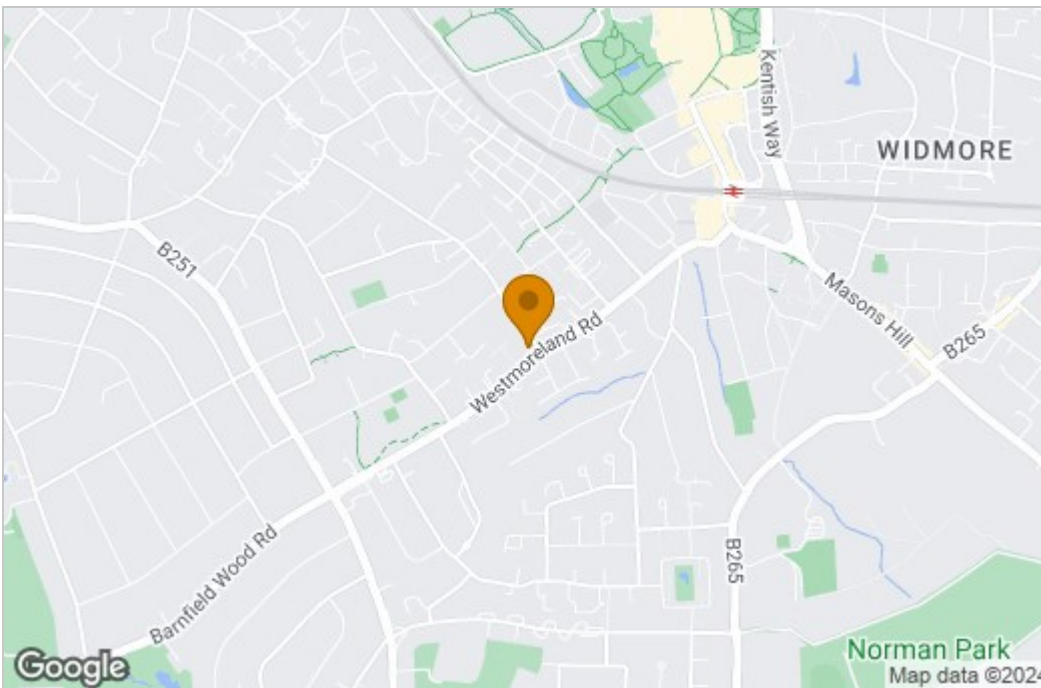
# Floor Plan

GROUND FLOOR

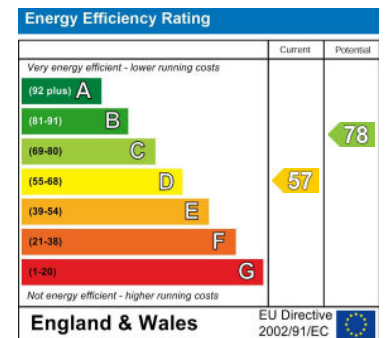


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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