



Herron Court, Bromley, BR2 0QX

Offers Over £225,000 Leasehold

Immaculate rear facing ground floor studio apartment offered 'Chain Free' and located close to local shops, Bromley Souths fast mainline links to London and the shops and amenities of the town centre.

The accommodation comprises 22'1 x 11'9 (max) lounge/diner & bedroom area, fitted kitchen and remodelled bathroom. Benefits include double glazing, low maintenance charges, well maintained communal gardens and en bloc garage to rear. Early viewing recommended as the flat will be of great interest to first time buyers and buy to let investors alike.

COMMUNAL ENTRANCE



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

ENTRANCE HALL 4'5 x 4'3 (1.35m x 1.30m)

Wall mounted secure entry phone handset and concealed consumer unit.

LOUNGE/DINER & BEDROOM AREA 22' x 11'8" (max) (6.71m x 3.56m (max))



Double glazed window to rear, radiator, wood flooring, wall lights and range of fitted wardrobes to one side.

FITTED KITCHEN 9'8 x 5'3 (2.95m x 1.60m)



Double glazed window to rear and ceramic tiled floor. Range of wall units with under lighting and base units with local tiling and work surfaces over, inset stainless steel sink with mixer tap and drainer. Integrated electric hob with oven below and stainless steel extractor hood above, integrated under counter fridge/freezer and space with plumbing for washing machine.

FAMILY BATHROOM 8' x 5'3 (2.44m x 1.60m)



Bathroom suite comprising 'P' bath with screen and mixer taps and wall mounted controls, concealed cistern low level WC, vanity unit with inset sink, mono bloc mixer tap with storage below, tiled floor, part tiled walls and stainless steel towel radiator.

COMMUNAL GROUNDS & GARAGES



Well kept communal grounds & garage en bloc to rear.

LEASE AND CHARGES

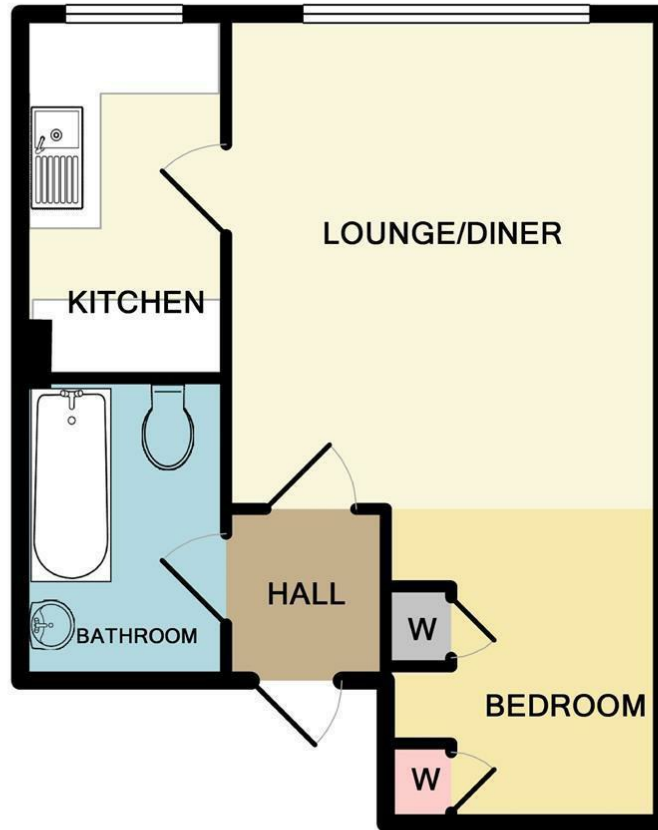
We have been informed the lease has 90 years remaining. Charges are approximately £1360 pa which includes building insurance, heating and hot water. Ground rent is £100 PA.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 31sqm (Approximately 335 sqft)

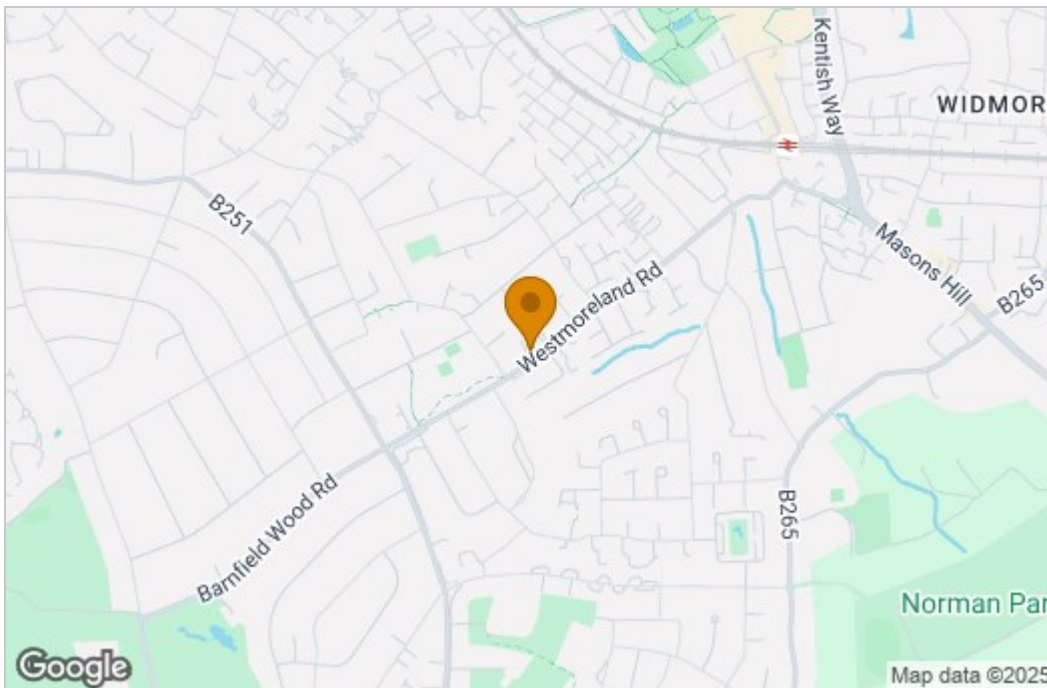
COUNCIL TAX BAND 'C'

Floor Plan

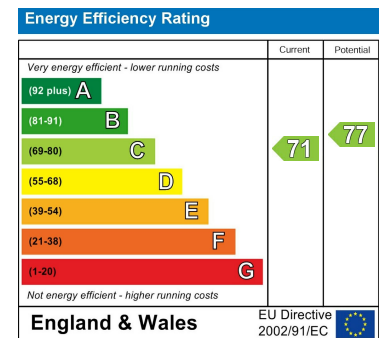


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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