



Herron Court, Bromley, BR2 0QX

£215,000 Leasehold

Rear facing second floor studio apartment with no onward chain, garage en bloc and located close to local shops as well as Bromley Town centre and mainline train station with links to London in 17 minutes. The accommodation comprises L-shaped lounge/bedroom area, separate fitted kitchen and bathroom. Benefits include double glazing, low maintenance charges, good lease and well maintained communal gardens. Ideal for first time buyers and buy to let investors alike.

ENTRANCE

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

ENTRANCE HALL 4'4 x 4'1 (1.32m x 1.24m)

Wall mounted secure entry phone handset.

LOUNGE/BEDROOM 22'1 x 11'9 (6.73m x 3.58m)

Double glazed window to rear overlooking communal gardens, radiator, TV point and wall lights. The bedroom area has fitted wardrobes by Sharp to one wall.

FITTED KITCHEN 9'8" x 5'4" (2.95 x 1.63)

Double glazed window to rear overlooking communal grounds, part tiled walls and ceramic tiled floor. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, space and point for electric cooker, space for under counter fridge and space with plumbing for washing machine.

BATHROOM 8' x 5'4" (2.44m x 1.63m)

Pedestal wash hand basin with wall mounted light and shaver point over, low level WC and panel bath with shower mixer tap. Chrome towel warmer, part tiled walls with full tiling to bath area and tiled floor.

COMMUNAL GROUNDS AND GARAGE

Garage en bloc to rear behind well maintained communal gardens.

LEASE & CHARGES

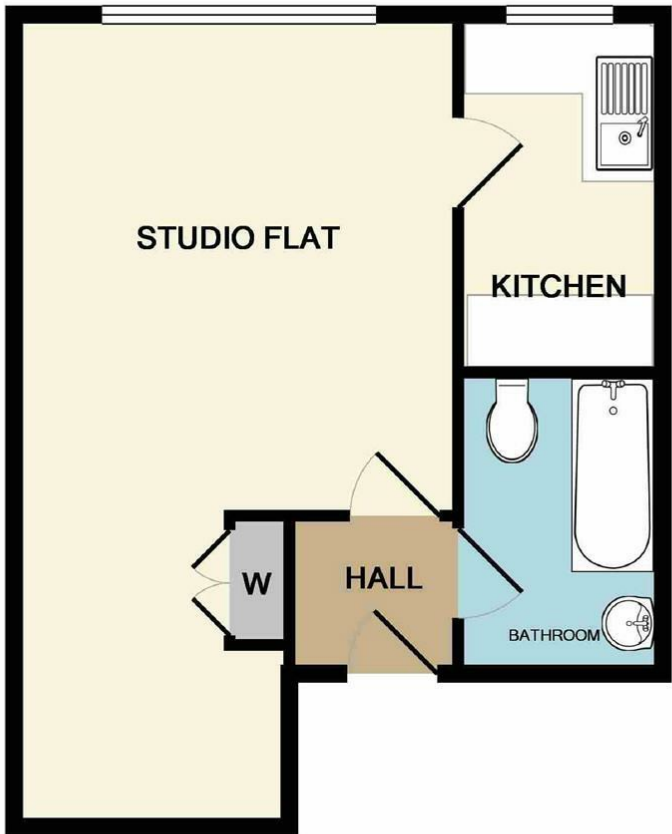
We have been informed the lease has 98 years remaining. Charges are approximately £1400 pa which includes building insurance, heating and hot water.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 32sqm (Approx 345sqft)

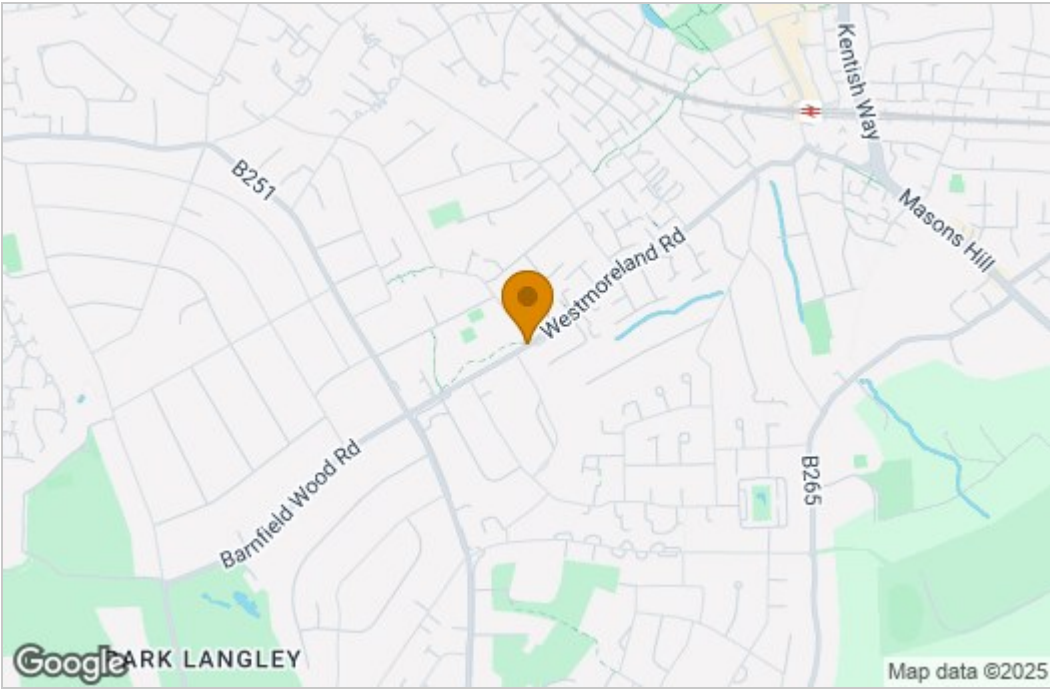
COUNCIL TAX BAND 'B'

Floor Plan

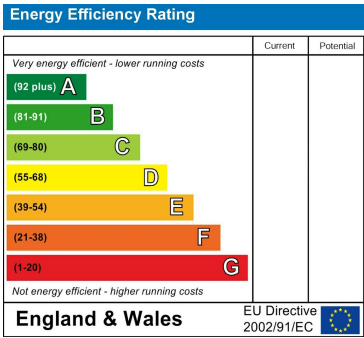


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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