

Herron Court, Bromley, BR2 0QX

£240,000 Leasehold

Light and airy top floor flat with fantastic views over Bromley and facing the front of this purpose built block close to shops and just a short walk to Bromley South station and town centre. The property comprises of double bedroom, large lounge, modern recently fitted kitchen and bathroom. There are communal gardens to the rear and the flat has an allocated space in the parking bays to the front. Will be of great interest to first time buyers and buy to let investors alike.

COMMUNAL ENTRANCE



Glazed door to front leading into entrance hall with entry phone system and stairs to all floors.

ENTRANCE HALL 8'5 x 3'1 (2.57m x 0.94m)

Hardwood front door, entry phone handset and electric heater.

LOUNGE 13'2 x 9'5 (4.01m x 2.87m)



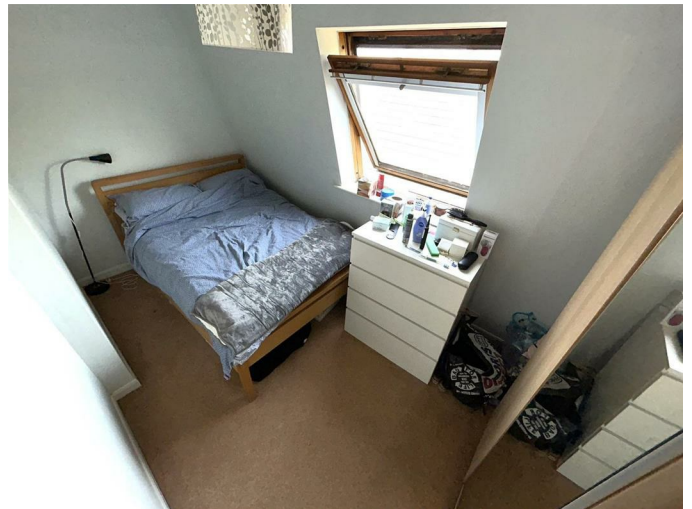
Double glazed Velux window to front and electric heater.

FITTED KITCHEN 12' x 5'9 (3.66m x 1.75m)



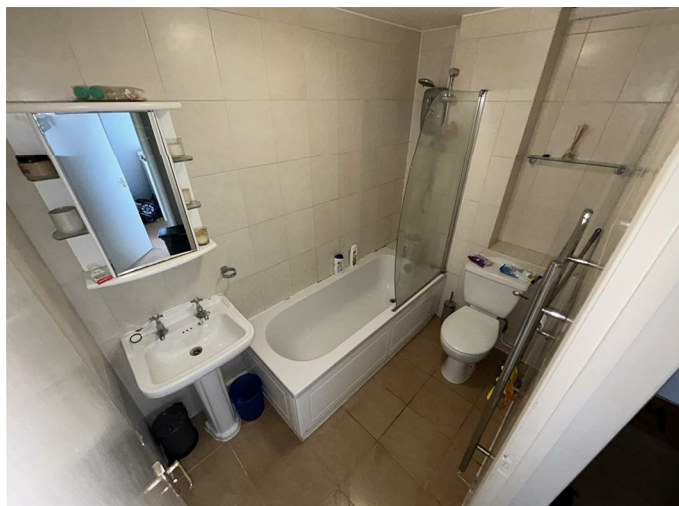
Double glazed Velux window to side and tile effect vinyl flooring. Range of wall and base units in light grey with stone effect work surfaces over and local tiling. FRANKE stainless steel sink with mixer tap and drainer, integrated NEFF induction hob with Bosch electric oven below and extractor hood over, space and plumbing for washing machine and space for fridge. Cupboard housing immersion heater.

BEDROOM 13'3 x 7'5 (4.04m x 2.26m)



Double glazed Velux window to side.

BATHROOM 8'4 x 5' (2.54m x 1.52m)



Modern white bathroom suite comprising low level WC, pedestal wash hand basin with mirror above and panelled bath with electric shower over and screen. Fully tiled walls, extractor fan, chrome towel warmer and ceramic tiled floor.

COMMUNAL GROUNDS



Well maintained communal gardens to rear.

PARKING



Allocated parking space to front.

LEASE & CHARGES

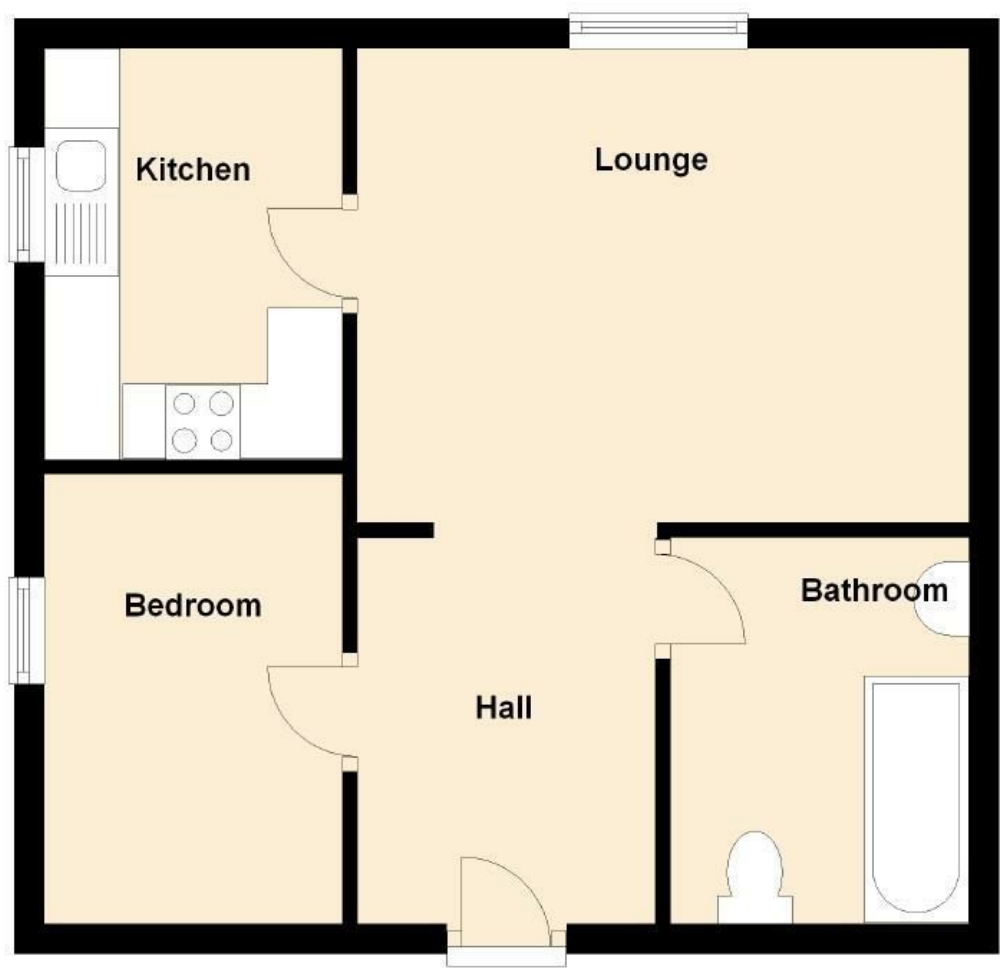
We have been informed that the lease has 90 years remaining and the last years service charge £1,160.73 and Ground Rent £200 per annum .

INTERNAL FLOOR AREA

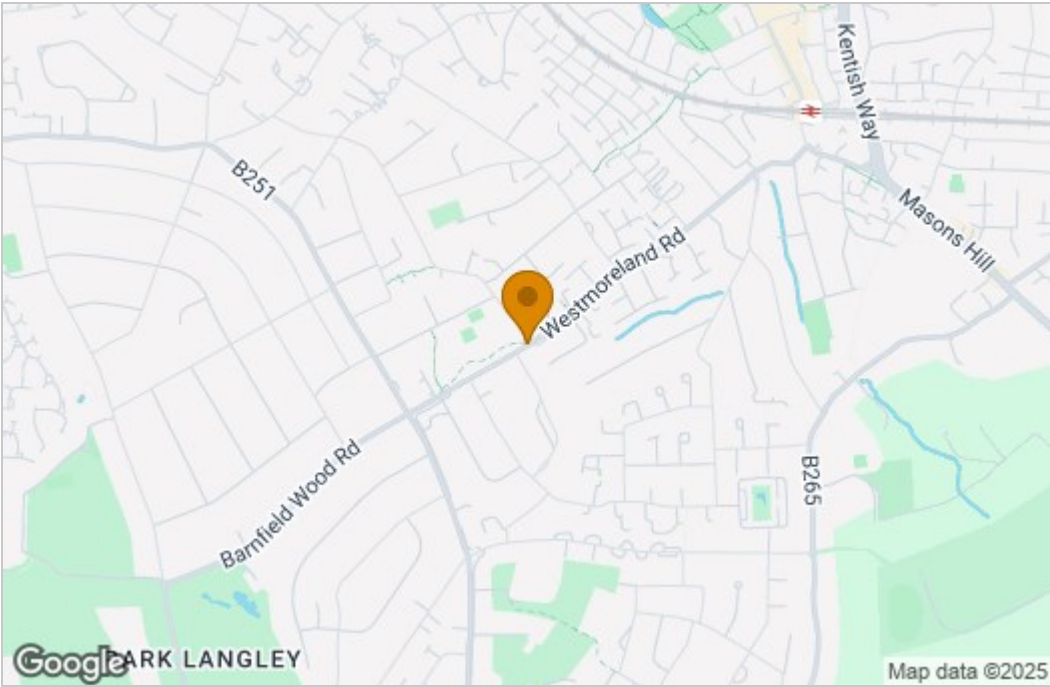
The internal area as per the Energy performance certificate is 34sqm (Approx 366sqft)

COUNCIL TAX BAND 'C'

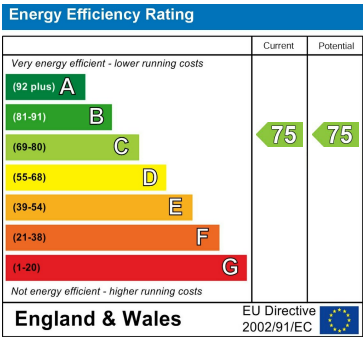
Floor Plan



Area Map



Energy Efficiency Graph



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