

Beckenham/Bromley

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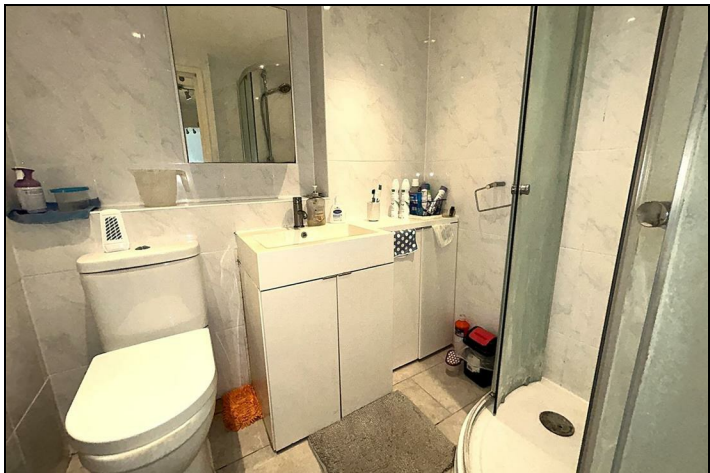
Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



77 Whitehaven Close, Bromley, Kent, BR2 0YN

LEASEHOLD

£325,000

Light and spacious 'Chain Free' one bedroom second floor apartment with South West facing balcony in an attractive purpose built block situated within a short walk of Bromley South with its vast array of shops, restaurants and quick train links into London. The property provides well proportioned accommodation with double bedroom, lounge with South West facing balcony, modern fitted kitchen and bathroom. Outside are well tended communal gardens and garage en-bloc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- CHAIN FREE
 - MODERN FITTED KITCHEN
 - 18'10 X 10'7 LOUNGE
 - CLOSE BROMLEY SOUTH STATION & SHOPS
- SW FACING BALCONY
 - DOUBLE BEDROOM
 - MODERN BATHROOM
 - SECURE ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE

Secure entry phone access into communal entrance hall with lift and stairs to all floors.

ENTRANCE HALL 10' x 7'1 (3.05m x 2.16m)

Hardwood front door leads into entrance hall with coving, radiator and wall mounted entry phone handset, two cloaks/storage cupboards and tile effect Vinyl flooring.

LOUNGE 18'10 x 10'7 (5.74m x 3.23m)

Double glazed sliding doors to front leading to SW facing balcony. Coving, two radiators and television point.

BALCONY 10'2 x 5' (3.10m x 1.52m)

South West facing balcony with glass balustrade and tiled floor.

FITTED KITCHEN 14' x 7'2 (4.27m x 2.18m)

Double glazed window to front, downlights and tile effect Vinyl flooring. Range of modern wall and base units in white with Quartz effect work surfaces over, tiled walls and stainless steel sink with mixer tap and drainer. Integrated fridge freezer, four ring gas hob with extractor hood over and double oven. Combination boiler in wall unit, space and plumbing for washing machine and tumble dryer.

BEDROOM ONE 13'7 x 8'8 (4.14m x 2.64m)

Double glazed window to front, coving, radiator and double wardrobes with mirrored doors.

BATHROOM 6'3 x 6' (1.91m x 1.83m)

Fully tiled walls and floor, down lights, extractor fan and chrome ladder towel warmer. Shower cubicle with wall mounted controls, low level WC, wash hand basin with mono bloc mixer tap on vanity unit providing storage. Wall mounted mirrored bathroom cabinet with light.

COMMUNAL GROUNDS

Well maintained communal grounds to front, side and rear.

GARAGE & PARKING

Garage en bloc to rear of property with street parking spaces to front requiring a permit between 12 and 2.

LEASE & CHARGES

The Ground Rent is £170 per annum, the lease is125 years with 87 years remaining. The service charge is approximately £637 per quarter.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 50sqm (Approximately 538 sqft)

COUNCIL TAX BAND 'C'

Directions

From our office in Westmoreland Road, turn right and proceed towards Bromley Town Centre. Whitehaven Close can be found on the right hand side between D'Arcy Place and New Farm Avenue. Chatsworth House is on your left.



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.
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