



**Florida Court, Bromley, BR2 0TR**  
**£425,000 Share of Freehold**

Exceptionally spacious ground floor two bedroom apartment with South West facing sun terrace offered 'Chain Free' and with a Share of the Freehold. The property is ideally located for central Bromley and its shopping, travel and leisure facilities. Prime location in this development on the ground floor overlooking the well maintained communal grounds, the property comprises of two double bedrooms, en suite bathroom, shower room, 16'8 x 14'4 kitchen/breakfast room, 24'2 x 16'9 lounge/diner and large South West facing sun terrace. Other benefits include en bloc garage to rear and ample parking to front. This spacious apartment needs some modernisation and we recommend an early viewing to avoid disappointment.

## COMMUNAL ENTRANCE

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

## ENTRANCE HALL



Hardwood front door leads into entrance hall. Coving, radiator, video entry phone handset, large airing cupboard housing water and immersion tanks and two further built in cupboards.

## KITCHEN/BREAKFAST ROOM 16'8 x 14'4 (5.08m x 4.37m)



South West facing double glazed windows to rear with fitted blinds. Kitchen area has a range of wall units (some glass display) with under lights, base units with work surfaces over with inset 1.5 stainless steel sink with drainer and mixer taps, tiled walls, Vinyl floor and coving. Integrated dishwasher, four ring gas hob with extractor hood over, double gas oven, fridge and freezer and space and plumbing for washing machine. Breakfast area has breakfast bar, coved, carpet, radiator and telephone point with plenty of space for table and chairs.

## LOUNGE/DINER 24'2 x 16'9 (7.37m x 5.11m)



South West facing panoramic double glazed windows with sliding doors to side leading to private sun terrace. Coving, radiator, TV aerial point and traditional electric fireplace with wooden surround.

## SUN TERRACE 16'6 x 7'9 (5.03m x 2.36m)

Paved private patio with white balustrade, outside light and personal gate to side.

## BEDROOM ONE 11'5 x 10 (3.48m x 3.05m)



Secondary glazed windows to rear. Coving, radiator, wall lights and range of fitted wardrobes to one wall with mirrored fronts.

## EN SUITE BATHROOM 10'5 x4'9 (3.18m x1.45m)



Double glazed window to rear. White bathroom suite comprising panel bath with mixer taps and shower screen, low level WC and pedestal wash hand basin. Fully tiled walls, carpet and radiator.

## BEDROOM TWO 11'10 x 8'2 (3.61m x 2.49m)



Double glazed window to side, coving, radiator and built in wardrobe to one side.

## SHOWER ROOM 8'8 x 3'1 (2.64m x 0.94m)



Double glazed opaque window to front. Fully enclosed shower cubicle with wall mounted Triton controls, low level WC wall mounted sink, radiator and Vinyl floor.

## COMMUNAL GROUNDS, PARKING & GARAGE



Permit parking to front and garage en-bloc to rear of building with up & over door. Well maintained mature communal grounds surround the properties and parking.

## LEASE & CHARGES

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £3100 per annum.

## TOTAL FLOOR AREA

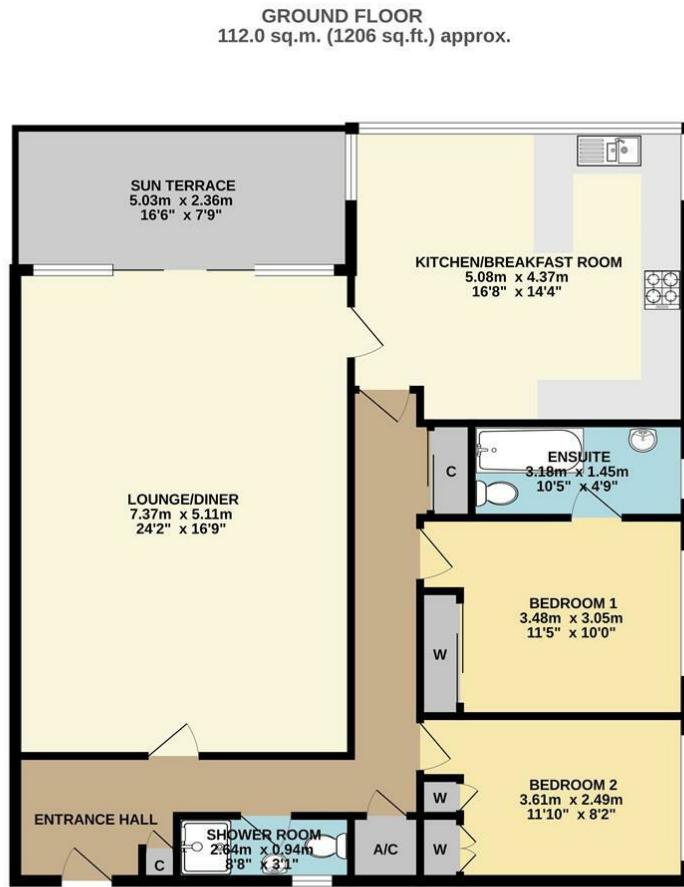
The internal area as per the Energy Performance Certificate is 109sqm (Approx. 1173sqft)

## COUNCIL TAX BAND 'F'

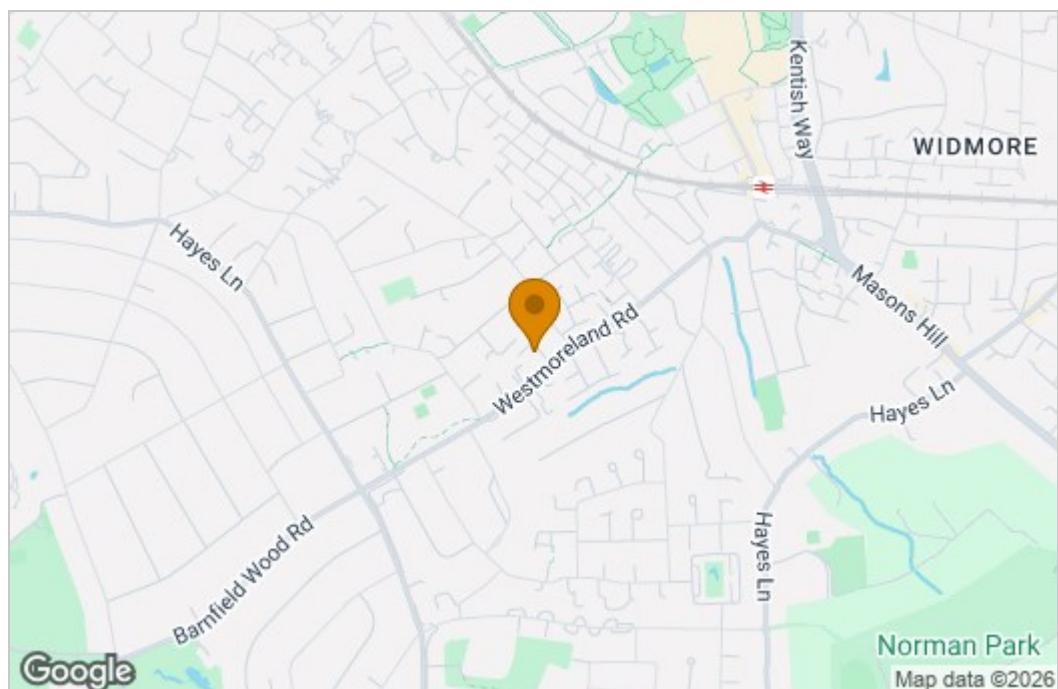
## AGENTS NOTE

Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

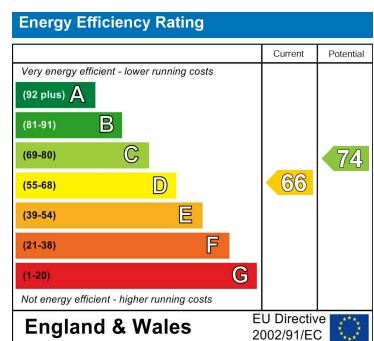
## Floor Plan



## Area Map



## Energy Efficiency Graph



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