EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK









Kingsleigh Walk, Bromley, BR2 0YE

Offers Over £300,000 Leasehold

A spacious two-bedroom first-floor apartment set within a well-maintained purpose-built block, benefiting from an extended lease. Ideally positioned just 0.5 miles from Bromley Town Centre and Bromley South mainline station, offering fast connections to London Victoria in approximately 17 minutes. The property is conveniently located close to highly regarded local schools, including Highfield, St Mark's and Ravensbourne. The accommodation comprises a generous 15'8 x 14'6 reception room, a modern fitted kitchen, family bathroom and two well-proportioned bedrooms, both featuring built-in double wardrobes. Further benefits include combination boiler, permit parking and a garage en bloc to the rear.

COMMUNAL ENTRANCE



Secure entry phone operated front door leads into communal entrance hall with recycling store outside to the side of the entrance.

ENTRANCE HALL 11'6" x 3'6"

Hardwood front door, leads into entrance hall with wall mounted entry phone handset, radiator and wood effect laminate flooring. Cloaks cupboard and storage cupboard with space and connections for tumble dryer.

LOUNGE/DINER 15'8" x 14'6"





Double glazed bay window to side, coving, two radiators and wood effect laminate flooring.

FITTED KITCHEN 11'8" x 6'7"





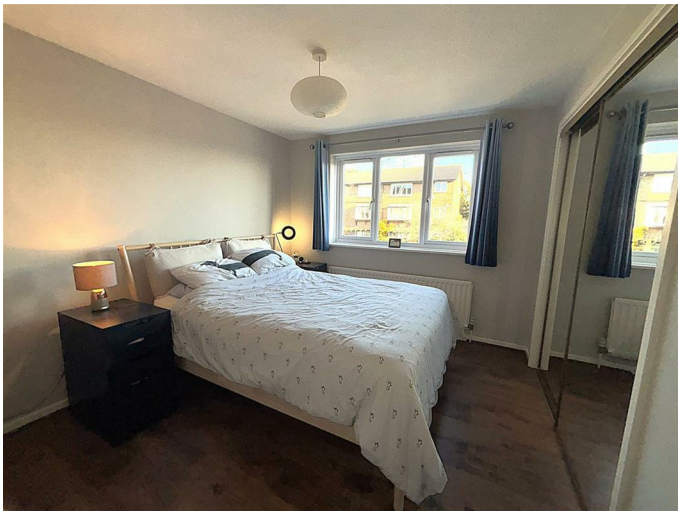
Double glazed window to side, tiled floor and Vaillant combination boiler. Range of wall and base units with work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Integrated brushed steel four ring gas hob with extractor hood over and oven below, space and plumbing for washing machine and dishwasher and space for tall fridge freezer.

FAMILY BATHROOM 6'7" x 6'4"



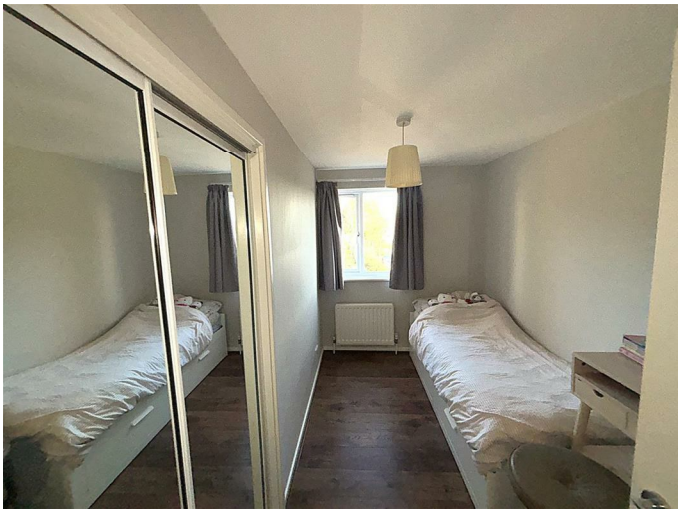
Fully tiled walls and floor, chrome ladder towel warmer and extractor fan. low level WC, wash hand basin on vanity unit with wall mounted mirror over and panel bath with shower, plus electric shower over.

BEDROOM ONE 11'9" x 9'9"



Double glazed window to side, wood effect laminate flooring and built in double wardrobe with mirrored sliding doors.

BEDROOM TWO 11'9" x 6'8"



Double glazed window to side, wood effect laminate flooring and built in double wardrobe with mirrored sliding doors.

COMMUNAL GARDENS, GARAGE & PARKING





Well maintained communal grounds to front, sides and rear. Garage en bloc to rear and permit parking area entered from Stamford Drive.

LEASE & CHARGES

We have been informed that the lease has 145 years remaining and that the current maintenance charges are approximately £2200 per annum with a peppercorn ground rent.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 60sqm (Approx 646sqft)

COUNCIL TAX BAND 'D'

AGENTS NOTE

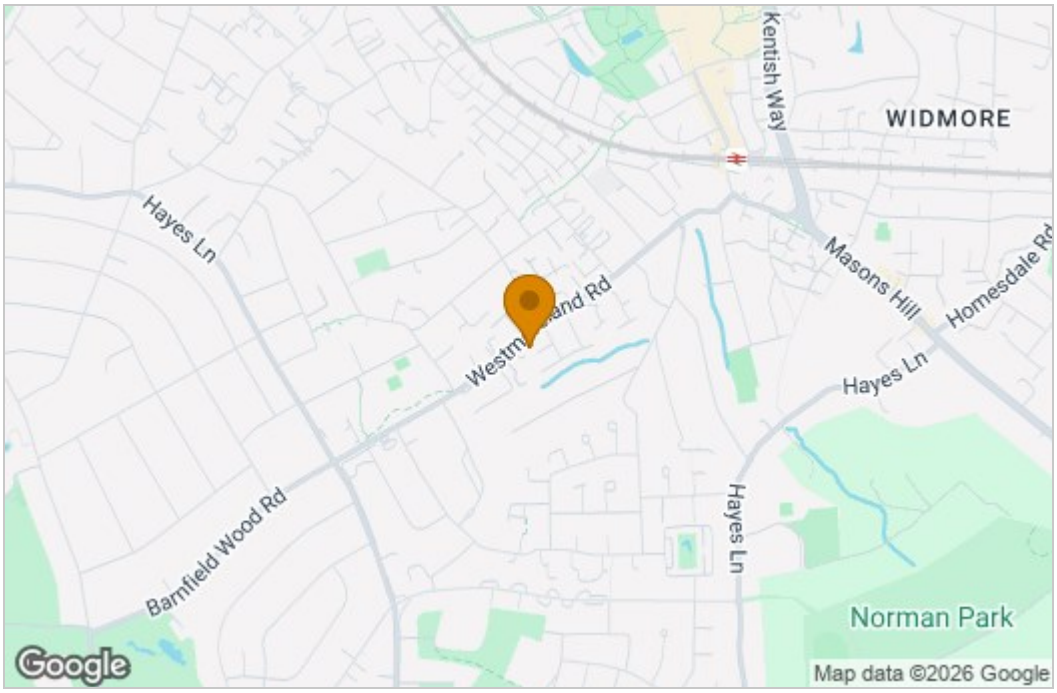
The garage has a new garage door with approximately 8 years of the 10 year warranty remaining and the combination boiler has about 4 years warranty remaining.

Floor Plan

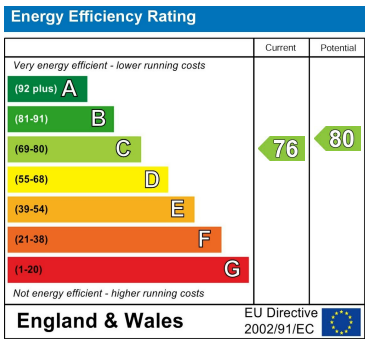


Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

143b Westmoreland Road, Bromley, Kent, BR2 0TY
Tel: 02084643030 Email: parklangley@edmund.co.uk https://www.edmund.co.uk/