

Beckenham/Bromley

143b Westmoreland Road
Bromley
Kent BR2 0TY

T: 020 8464 3030
E: parklangley@edmund.co.uk



Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983

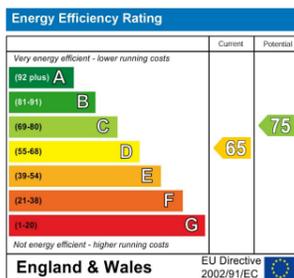


29 Florida Court, 76 Westmoreland Road, Bromley, Kent, BR2 0TR

SHARE OF FREEHOLD

£400,000

Spacious rear facing top floor flat in one of the area's most sought after developments, just moments from Bromley South Station and town centre. Offered with share of freehold and no forward chain, this well presented property features generous 17'2 x 16'8 lounge with large private balcony, two double bedrooms with built-in wardrobes, fitted kitchen, cloakroom and shower room. Additional benefits include gas central heating & lift access, garage en-bloc and well maintained communal gardens. Excellent location for commuters (Bromley South to London in 17 mins), with good local schools, high street shops, and local bus routes nearby.



- 17'2 X 16'8 LOUNGE WITH PRIVATE 17' X 4'10 BALCONY
- SEPERATE CLOAKROOM
- MODERN SHOWER ROOM
- GARAGE EN BLOC
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- FITTED KITCHEN
- SHARE OF FREEHOLD
- LIFT & SECURE VIDEO ENTRY PHONE ACCESS

COMMUNAL ENTRANCE

Communal entrance hall with secure video phone entry system, lift and stairs to all floors.

ENTRANCE HALL 18'9 x 5' (5.72m x 1.52m)

Hardwood front door leads into entrance hall with coving, radiator and large cloaks & storage cupboards housing wall mounted Glow Worm boiler.

LOUNGE 17'2 x 16'8 (5.23m x 5.08m)

Double glazed windows to front and full height double glazed windows with sliding doors to rear leading to private balcony. Coving and two radiators.

PRIVATE BALCONY 17' x 4'10 (5.18m x 1.47m)

Private rear facing balcony with tiled floor and wooden balustrade.

FITTED KITCHEN 8'7 x 8'3 (2.62m x 2.51m)

Coving, fully tiled walls and tiled floor. Range of wall units with under lights, base units with work surfaces over, 1.5 bowl sink, integrated four ring gas hob with extractor hood over and oven below, under counter fridge and freezer and space with plumbing for washing machine.

BEDROOM ONE 17'2 x 10' (5.23m x 3.05m)

High level double glazed windows to rear, coving and radiator. Built in full height double wardrobes with sliding doors.

BEDROOM TWO 12'5 x 8' (3.78m x 2.44m)

High level double glazed windows to rear, coving and radiator. Built in full height double wardrobes with sliding doors.

SHOWER ROOM 6'3 x 5'3 (1.91m x 1.60m)

Sky light, fully tiled walls, vinyl flooring, radiator, extractor fan and tall boy storage unit. Wash hand basin on vanity unit with mono bloc mixer tap, mirror and light. Double shower cubicle with wall mounted thermostatic mixer tap.

CLOAKROOM 6'5 x 3' (1.96m x 0.91m)

Half tiled walls, extractor fan, radiator and vinyl flooring. Concealed cistern low level WC and vanity wash hand basin on vanity unit with mono bloc mixer tap and mirror over.

COMMUNAL GROUNDS, GARAGES & PARKING

Well maintained communal grounds surround the development with garages en bloc to rear and parking to front and rear.

LEASE & CHARGES

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £220 per month.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 80 sqm (Approximately 861sqft)

COUNCIL TAX BAND 'E'

AGENTS NOTE

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

Directions

From our office at the top of Westmoreland Road proceed towards Bromley South and Florida Court can be found on the left hand side between South Hill Road and Cumberland Road. Flat 29 is in the central block on the top floor.

