

Beckenham/Bromley

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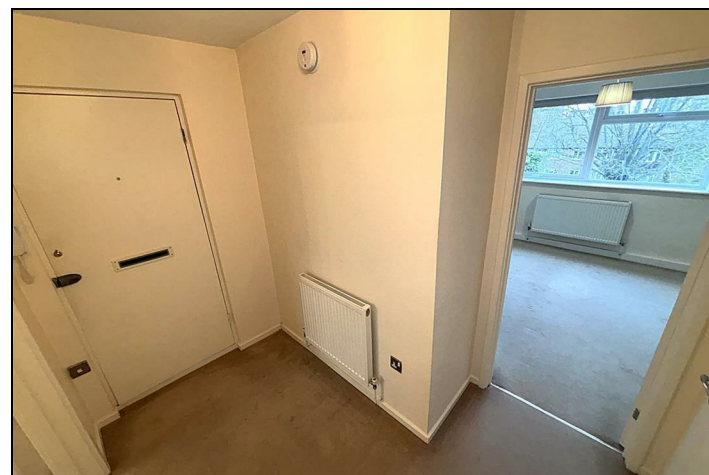
Offices also at:

Green St Green
T: 01689 850136

Orpington
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Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



Flat 5 Eccleshill, 5 Durham Road, Bromley, Kent, BR2 0XT

LEASEHOLD

£300,000

'Chain Free' one bedroom second floor flat with an extended lease, located just a short walk from Bromley town centre shops and stations. The property features a modern fitted kitchen with appliances, bathroom with electric shower, double bedroom with built in wardrobes and large lounge/diner with Juliet balcony facing the rear. The extended lease has 165 years, there is ample storage in the entrance hall, residents' parking and a private garage to the rear. Ideal first-time purchase or rental investment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77 79
(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 WITH A LONG LEASE
- FULLY FITTED KITCHEN WITH APPLIANCES
- BATHROOM WITH ELECTRIC SHOWER
- CLOSE TO BROMLEY SOUTH STATION & SHOPS
- 19' X 11'2 LOUNGE
- 12'6 X 10'10 BEDROOM WITH BUILT IN WARDROBES
- GARAGE EN BLOC & LARGE COMMUNAL GARDEN
- AMPLE STORAGE

COMMUNAL ENTRANCE

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

ENTRANCE HALL 9' x 9'2 t-shaped (2.74m x 2.79m t-shaped)

Hardwood front door leads into entrance hall with coving, radiator and wall mounted entry phone handset, Utility cupboard housing washing machine, airing cupboard with wall mounted Ideal combination boiler and cloaks cupboard.

LOUNGE/DINER 19' x 11'2 (5.79m x 3.40m)

Double glazed windows and door to rear leading to Juliet balcony overlooking communal grounds to rear.

FITTED KITCHEN 10'1 x 7'1 (3.07m x 2.16m)

Double glazed window to rear, coving, half tiled walls and ceramic tiled floor. Range of wall units with under lights, base units with work surfaces over and 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated Bosch brushed steel four ring gas hob with brushed steel extractor hood over and Whirlpool oven below and space for tall fridge freezer.

BATHROOM 7'1 x 6' (2.16m x 1.83m)

Opaque double glazed window to side. radiator, fully tiled walls and floor. Panel bath with wall mounted Triton electric shower and screen, low level WC and pedestal wash hand basin. Mirror, electric shaver point and extractor fan.

BEDROOM 12'6 x 10'10 (3.81m x 3.30m)

Double glazed window to front, coving and radiator. Built in double wardrobe.

COMMUNAL GARDENS, GARAGES & PARKING

Well maintained communal grounds surround the property with parking to front and rear and garage en bloc to rear.

LEASE & CHARGES

We have been informed that the lease has 165 years remaining and the service charge for the last six months was £622.62. (£1,245.28 per annum) and there is no ground rent.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 56sqm (Approx. 603sqft)

COUNCIL TAX BAND 'C'

Directions

From Edmunds office in Westmoreland Road proceed towards Bromley South take the third turning on the left into Durham Road and flat 5, Eccles hill can be found on the left hand side after Tavistock Road.

