

Beckenham/Bromley

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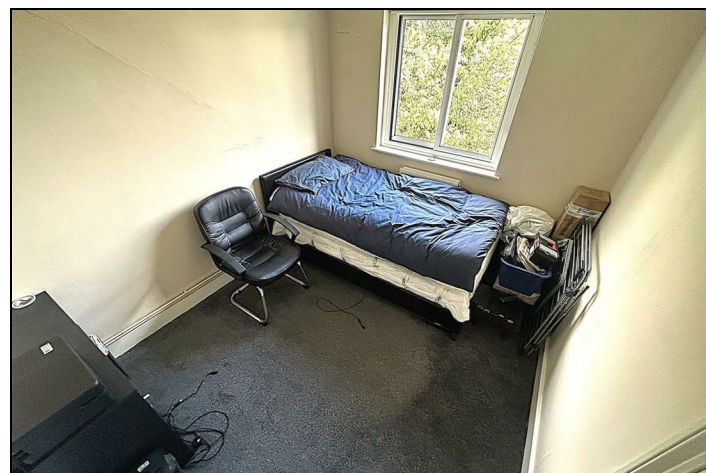
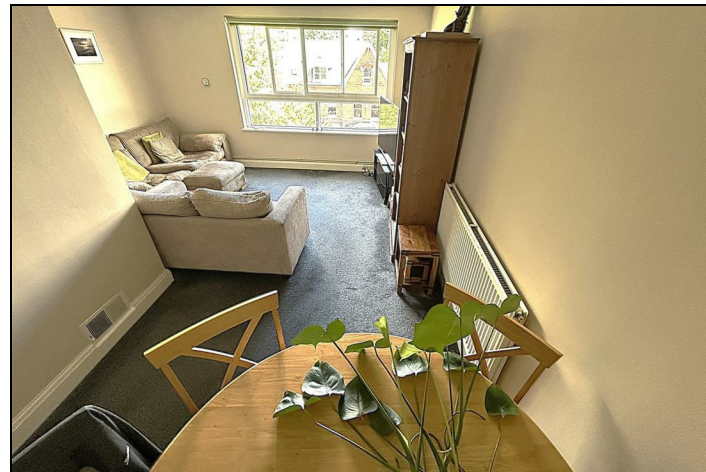
Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



Flat 56 Westpoint, 9 Shortlands Grove, Bromley, Kent, BR2 0ND

SHARE OF FREEHOLD

£310,000

Two bedroom top floor flat set within a highly regarded gated purpose-built development offered with a Share of the Freehold ideally positioned around 0.4 miles from Shortlands Station plus the shops and cafés of Shortlands Village with convenient bus services available on Shortlands Road. The property features L-shaped 17'9 x 13'9 l-shaped lounge/diner, two bedrooms, large bathroom and 14'5 x 7' fitted kitchen. Further benefits include water rates included in service charge, gas-fired central heating, well-maintained communal grounds, an entry-phone system for the electric gates and an allocated parking space.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	72 78
(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	

- SHARE OF FREEHOLD
- TWO BEDROOMS
- FITTED KITCHEN
- ALLOCATED PARKING SPACE

- GATED DEVELOPMENT
- L-SHAPED LOUNGE/DINER
- BATHROOM
- CLOSE TO BUS LINKS, SHORTLANDS STATION & LOCAL SHOPS

Directions

From Shortlands station proceed up Shortlands Road and take the fourth turning on your right into Shortlands Grove. Westpoint can be found on the left hand side.

COMMUNAL ENTRANCE

Fob/code operated pedestrian and vehicle gates lead into the development. Communal entrance with stairs to all floors.

ENTRANCE HALL 9'1 x 4'9 (2.77m x 1.45m)

Hardwood front door with opaque glass inserts leads into entrance hall. Three storage cupboards, wood laminate flooring and wall mounted entryphone handset.

LOUNGE/DINER 17'9 x 13'9 (l-shaped) (5.41m x 4.19m (l-shaped))

Double glazed window to rear and radiator.

FITTED KITCHEN 14'5 x 7' (4.39m x 2.13m)

Double glazed window to rear, radiator, built in cupboard and tile effect Vinyl flooring. Range of wall and base units with work surfaces over, stainless steel sink with drainer and local tiling. Integrated four ring electric hob and AEG electric oven, space and plumbing for washing machine and space for under counter fridge and freezer. Wall mounted combination boiler.

BEDROOM ONE 14' x 8'10 (4.27m x 2.69m)

Double glazed window to side and radiator.

BEDROOM TWO 10' x 8'6 (3.05m x 2.59m)

Double glazed window to rear and radiator.

FAMILY BATHROOM 11'4 x 4'10 (3.45m x 1.47m)

Opaque double glazed window to side and half tiled walls. Panel bath with shower mixer tap, pedestal wash hand basin, low level WC with mirrored bathroom cabinet over.

COMMUNAL GROUNDS & PARKING

Well maintained communal gardens behind electric gates. Allocated parking space.

LEASE & CHARGES

We have been informed that the property comes with a Share of the Freehold and the leasehold element has 975 years remaining. The maintenance is approximately £136 per month (£1632 per annum) which includes water rates.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 60sqm (Approx. 645sqft)

COUNCIL TAX BAND 'C'

THIRD FLOOR

