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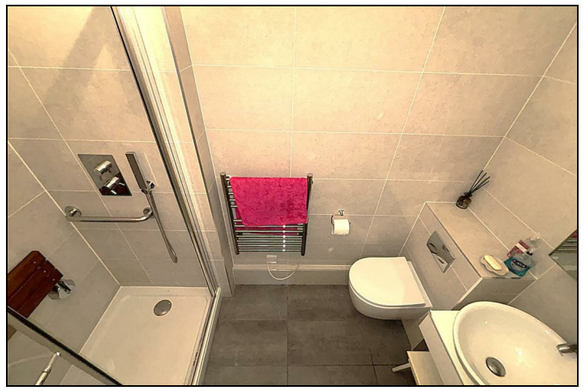

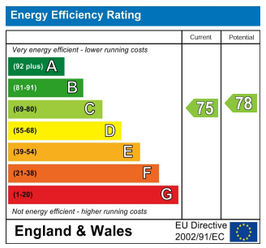

35 Florida Court, 76 Westmoreland Road, Bromley, Kent, BR2 0TR

SHARE OF FREEHOLD — OFFERS OVER £450,000

Tastefully modernised and generously proportioned ground floor two bedroom flat featuring a rear facing private patio with a Westerly aspect, share of freehold and no forward chain. Ideally positioned for central Bromley, the property offers easy access to the town's excellent shopping, travel and leisure facilities. Inside the accommodation includes a master double bedroom with en-suite bathroom, further double bedroom, superb 22'2 x 16'7 lounge opening directly onto the private patio, 16'5 x 14'7 breakfast/kitchen room and shower room. The layout provides bright, spacious living with well-defined zones for relaxing, cooking and entertaining. Externally, the flat benefits from a garage to the rear plus ample residents' parking.

- **CHAIN FREE WITH SHARE OF THE FREEHOLD**
- **GROUND FLOOR WITH PRIVATE WESTERLY ASPECT PATIO**
- **22'2 X16'7 LOUNGE LEADING TO PRIVATE PATIO**
- **16'5 X 14'7 BREAKFAST/KITCHEN WITH APPLIANCES**
- **MASTER BEDROOM WITH EN SUITE BATHROOM**
- **CLOSE TO BROMLEY SOUTH STATION & HIGH STREET**
- **SECOND DOUBLE BEDROOM & SHOWER ROOM**
- **GARAGE TO REAR AND AMPLE PARKING**

COMMUNAL ENTRANCE
Secure video entry phone operated door leads into communal entrance hall with lifts and stairs to all floors.

ENTRANCE HALL 20'2x 19'10 (l-shaped) (6.15mx 6.05m (l-shaped))
Hardwood front door leads into entrance hall with radiator, wall mounted secure video entry phone handset, two large storage cupbaords and double cloaks cupboard with sliding doors.

LOUNGE 22'2 x 16'7 (6.76m x 5.05m)
Full height double glazed panoramic picture windows to rear with central sliding doors leading out to private patio. Two radiators and wood flooring.

PRIVATE PATIO 16'9 x 7'6 (5.11m x 2.29m)
Rear facing private patio with a Westerly aspect. Tiled floor and personal gate to path leading to garage to the rear.

BREAKFAST/KITCHEN ROOM 16'5 x 14'7 (5.00m x 4.45m)
High level double glazed windows to sides and rear, radiator and wood flooring. Range of wall and base units with Quartz work surfaces and returns over, local tiling and 1.5 bowl Carron Phoenix sink with mixer tap. Five burner range cooker with extractor hood over, integrated dishwasher, space for American style fridge freezer and wall mounted Worcester Bosch boiler in cupboard.

BEDROOM ONE 11'8 x 10'1 (to wardrobes) (3.56m x 3.07m (to wardrobes))
High level double glazed windows to side, radiator, wood flooring and range of fitted wardrobes to one wall.

EN SUITE 10' x 5' (3.05m x 1.52m)
Opaque double glazed window to side, radiator and wood effect Vinyl flooring. Panel bath with shower mixer tap, screen and fully tiled walls, low level WC and bowl sink with mono bloc mixer tap on vanity unit with storage below and mirror with light over.

BEDROOM TWO 11'1 x 8' (to wardrobes) (3.38m x 2.44m (to wardrobes))
High level double glazed windows to side, radiator, wood laminate flooring and range of fitted wardrobes with shelving to one wall.

SHOWER ROOM 8'3 x 3'9 (2.51m x 1.14m)
Fully tiled shower room with wall mounted controls, overhead shower and wand. Concealed cistern low level WC with wall mounted flush, bowl sink with mono bloc mixer tap on vanity unit with mirror and light above and storage below. Chrome ladder towel warmer and tiled 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.

LEASE & CHARGES
The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £740 per quarter.

TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 111 sqm (Approx. 1195 sqft)

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 35 is in the right hand block on the ground floor.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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