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## Wrights Court, Bromley, BR2 9FX

## £265,000 Leasehold

'Chain Free' top floor one bedroom apartment in Wrights Court, part of a gated development of luxury apartments within the sought after Trinity Village. The accommodation on offer consists of 15'10 x 9'4 lounge/diner open plan to modern fully fitted kitchen with soft close doors and integrated appliances, double bedroom and modern bathroom. The property benefits from allocated parking space, full upgrade pack when purchased, secure entry phone system, double glazing, gas central heating, bin and bike sheds, lift service, long lease, visitors parking and communal grounds.

## COMMUNAL ENTRANCE
Secure entry phone operated front door leads into communal entrance hall with post boxes, lift and stairs to all floors.

## ENTRANCE HALL 10'7 x 4'8 (3.23m x 1.42m)
Hardwood front door leads into entrance hall with radiator, wood laminate floor, wall mounted secure entry phone system and deep linen cupboard with meters.

## OPEN PLAN LOUNGE/DINER 15'10 x 9'4 (4.83m x 2.84m)




Double glazed window to rear, radiator, wood laminate floor and Virgin cable point. Open plan to:

## FULLY FITTED KITCHEN 8'3 x 8'2 (2.51m x 2.49m)




Range of modern soft close wall and base units with oak effect work surfaces and returns over. Stainless steel sink with mixer tap and drainer, Ideal combination boiler in wall unit and wood laminate floor. Integrated Zanussi appliances including four ring gas hob with extractor hood over and electric oven below, washing machine, slimline dish washer and fridge freezer.

## BEDROOM 13' x 8'4 (3.96m x 2.54m)



Double glazed window to rear, radiator, wood laminate floor, TV aerial point and Virgin connection point.

## BATHROOM 6'8 x 5'6 (2.03m x 1.68m)



Panel bath with mixer tap, wall mounted thermostatic shower controls, hand wand and screen. Pedestal wash hand basin, extractor fan, low level WC and wall mounted mirrored bathroom cabinet. Ceramic tiled floor, fully tiled to bath area and local tiling elsewhere.

## COMMUNAL GROUNDS & PARKING




Allocated parking space, well maintained communal grounds and visitors parking. Bin and bike sheds.

## LEASE AND CHARGES
We have been informed that the lease has

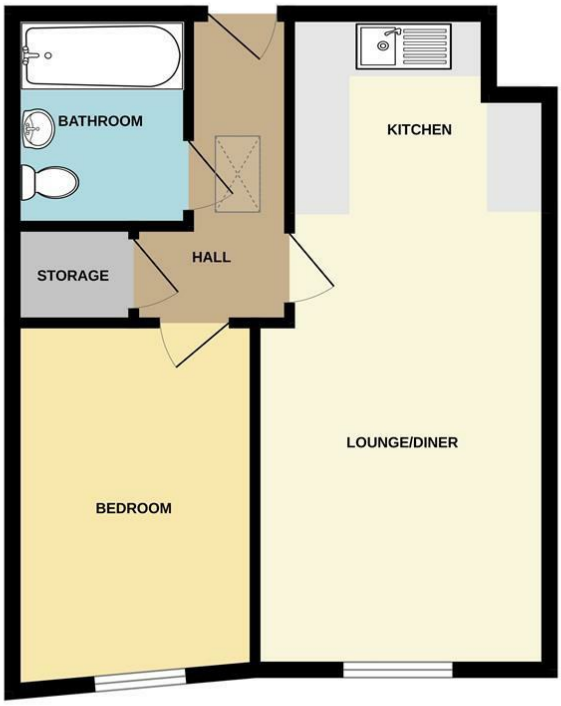
approximately 139 years remaining, the service charge is approximately £1724.50 per annum and the ground rent is £447.09 per annum.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 44sqm (Approx 474sqft)

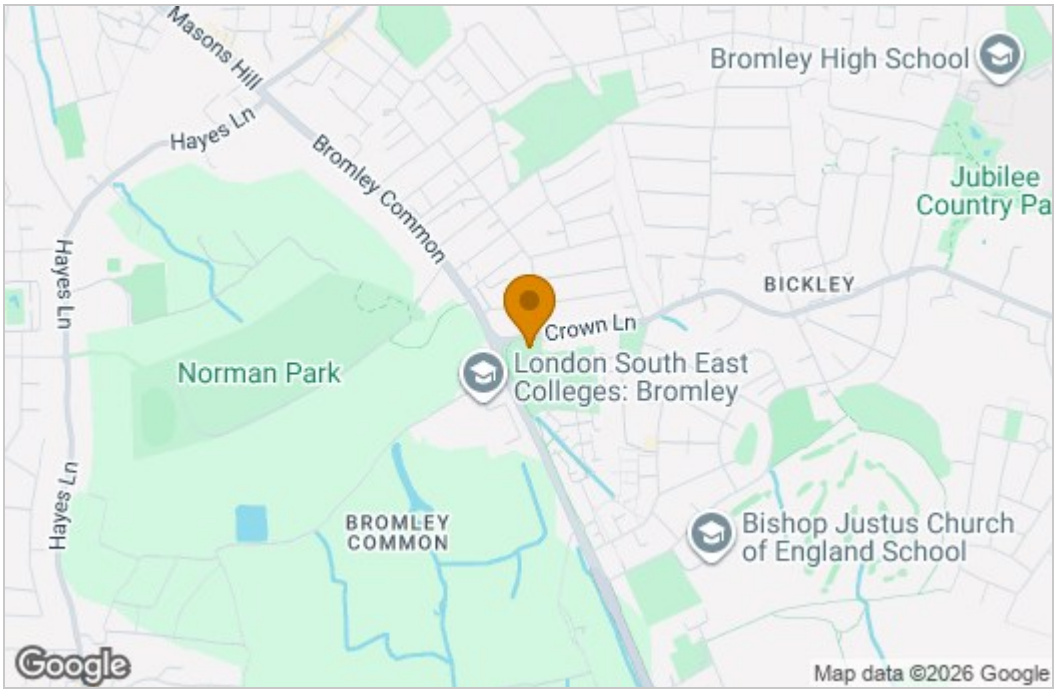
**COUNCIL TAX BAND 'D'**

## Floor Plan

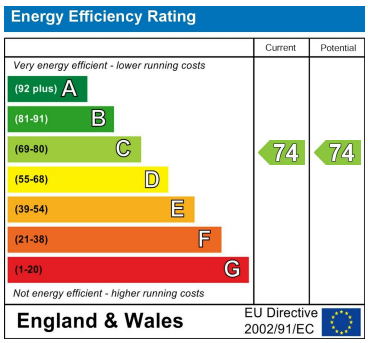



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map




## Energy Efficiency Graph




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