



Bromley BR1  
Guide price £200,000 to £210,000

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**Description:**

Guide Price £200,000 - £210,000

This one double bedroom purpose built apartment is situated on the first floor with the benefit of including a garage. The property is offered Share of Freehold.

The living/dining room has a large window to the front and is spacious enough to provide room for a dining table as well as living space. The kitchen features units with an oven/hob and space for a fridge/freezer and washing machine. The bathroom is fitted with shower over bath, wash basin and toilet. The bedroom is bright and airy and includes fitted wardrobes. The property includes a garage en bloc where there is also visitor parking and off street parking.

The grounds are well maintained and the building benefits from a pro-active management company. The property is located within easy reach of Bromley North Station, Bromley South Station and Central Bromley shops with Intu shopping centre, High Street shops and restaurants.



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**Directions:** From Bromley North Station proceed along Tweedy Road to the junction with London Road. Turn right onto London Road take the fifth turning on the right into Hope Park. The property can be found on your left hand side.

**Tenure:** Share of freehold

Lease term 999 years from 2008

**Ground Rent:** Inc

**Service Charge:** £736.00 Per Year

**Council Tax Band:** B

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**Room Dimensions:**

Entrance Hallway

Living Room **15'10 x 11'04**

Kitchen **10'09 x 9'02**

Bedroom **13'06 x 9'10**

Bathroom **6'02 x 5'04**

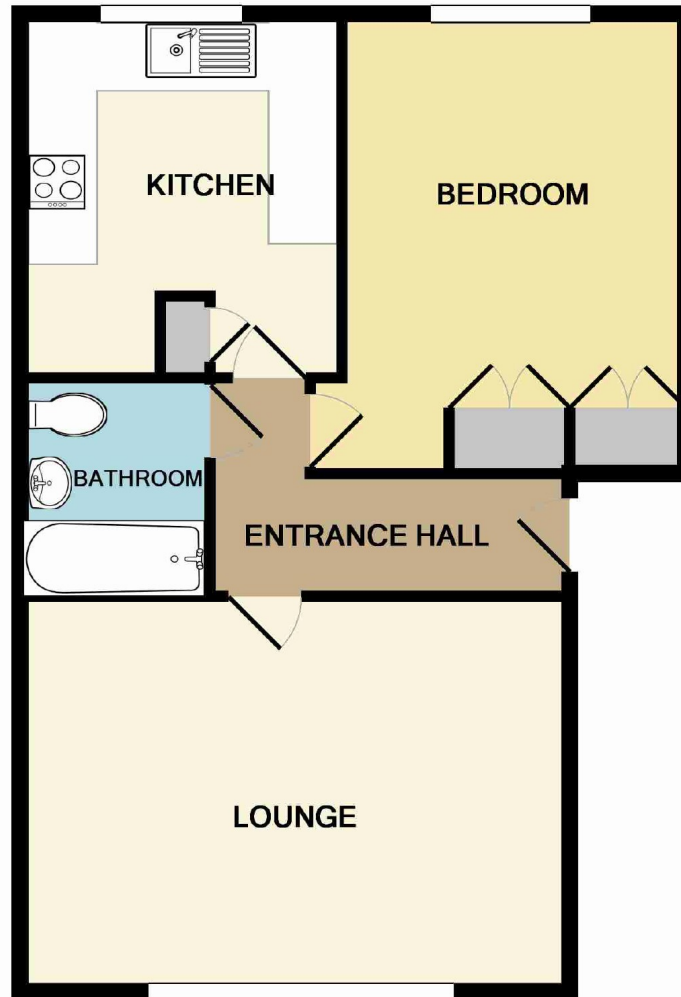
Garage



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		77	80	EU Directive 2002/91/EC		80	85
England & Wales				England & Wales			

Please contact the branch for a complete copy of the EPC document





TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Bromley**

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