



Bromley BR1  
Guide price £150,000

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**Description:**

Guide Price - £150,000

CASH PURCHASERS ONLY

Located in the heart of Bromley is this one double bedroom third floor apartment which benefits from lift access and offered with no onward chain. Situated within easy reach of Bromley town centre with its wide variety of shops, bars and restaurants as well as Bromley North and South stations with their brilliant links to the city.

There is plenty of natural light in this apartment and this is apparent as soon as you step through the front door. The large dual aspect windows give you a stunning panoramic view over the town of Bromley and London in the distance.

There is a spacious living area with a useful cupboard in the corner which houses the fuse boxes. There is a double bedroom and kitchen complete with integrated electric hob, oven and extractor fan. Next door there is a shower room with electric shower, w/c and basin with window.

This would be an ideal opportunity for a single person, couple, commuters or buy to let investor who is looking to increase their property portfolio.



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**Directions:** From Bromley South station turn right and walk further up the High Street. Take a right turn in to the Mall precinct and the entrance can be located further down on the right hand side.

**Tenure:** Leasehold

Lease term 189 years from 1971

**Ground Rent:** TBC

**Service Charge:** TBC

**Council Tax Band:** B

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**Room Dimensions:**

Communal Entrance

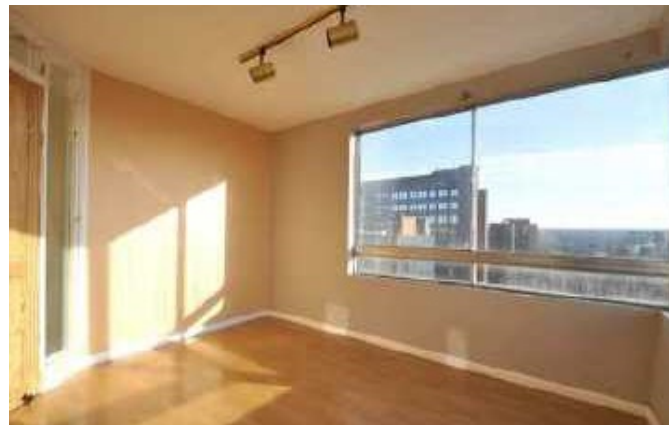
Entrance Hall

Living Area **22'1 max x 13'6 max**

Bedroom **11'2 max x 9'6 max**

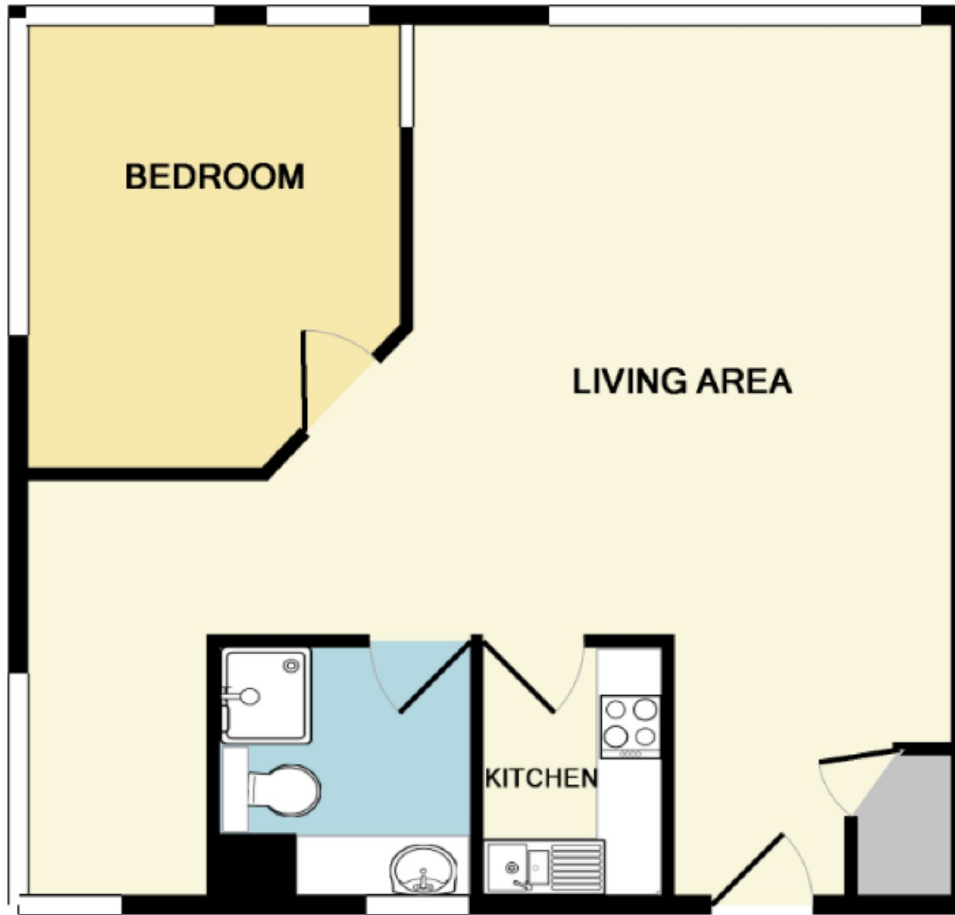
Kitchen **6'1 max x 4'6 max**

Shower Room



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>	51	51	
(21-38) <b>F</b>		46		(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 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.

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