



Bromley BR1
Guide price £200,000

Description:

A spacious one double bedroom first floor leasehold apartment with balcony and a useful study.

There is a spacious entrance hall leading to a good sized living room which is well presented with double doors on to a private balcony. The kitchen is fitted with a range of wooden floor and wall units with space for appliances and a window overlooking the central communal garden courtyard. The master bedroom benefits from a wall of fitted wardrobes and the property also benefits from an additional room off the hallway which is currently used as a study. The separate family bathroom is neutrally decorated with bath, w/c and basin.

Externally the property is currently subject to a programme of refurbishment works. The property is located within easy reach of a variety of transport links including Shortlands and Ravensbourne stations, local shops, recreation grounds and schools.



Directions: From Shortlands station turn right into Beckenham Lane and after the railway bridge take the fourth turning on the left into Farnaby Road. Take the second right into Warren Avenue which continues into Calmont Road. Ambleside is the third turning on the right.

Tenure:

Lease term years from

Ground Rent:

Service Charge: £600 p.a.

Council Tax Band: B



Room Dimensions:

Communal Entrance

Entrance Hall

Living Room **16'2 max x 10'8 max**

Balcony **5'7 max x 3'0 max**

Kitchen **11'10 max x 5'10 max**

Study **6'5 max x 5'10 max**

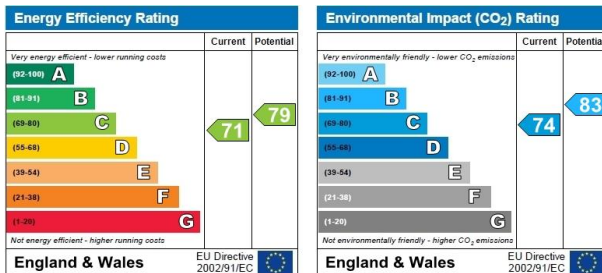
Master Bedroom **16'2 max x 8'8 max**

Family Bathroom **6'9 max x 5'10 max**

Communal Gardens

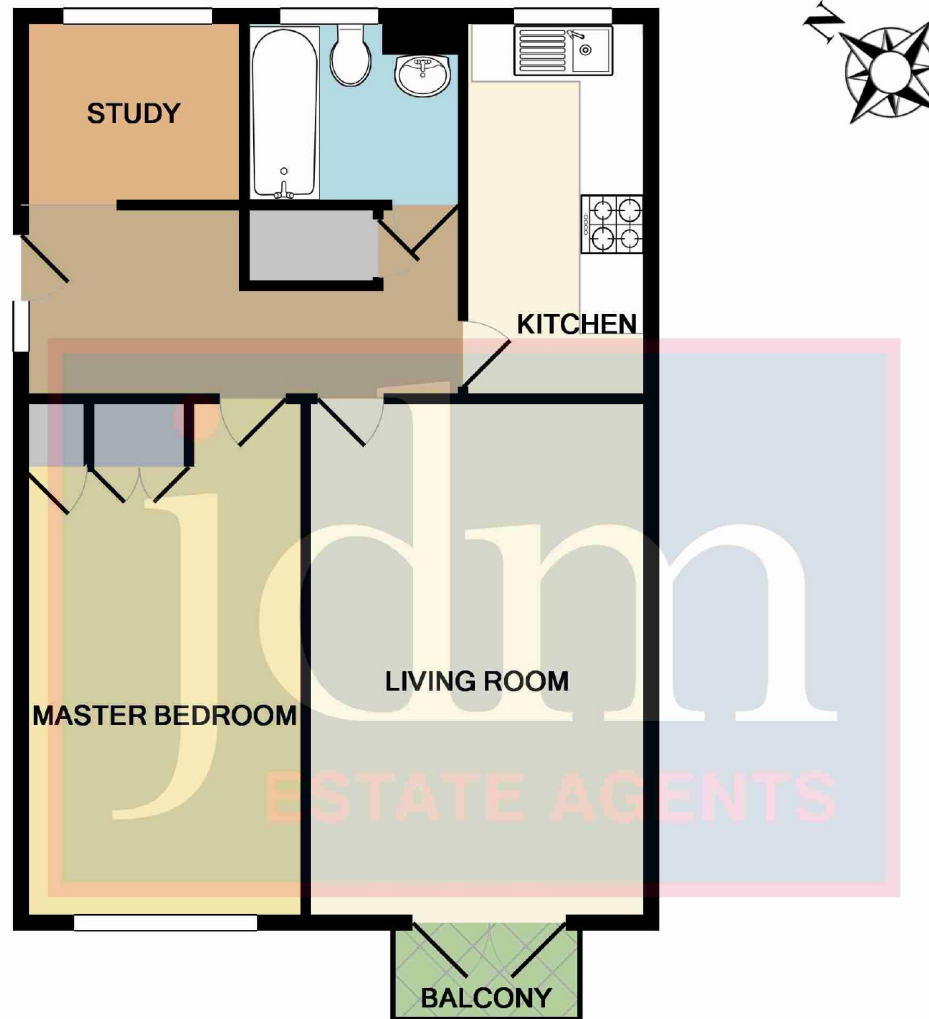


Please refer to www.jdmestategents.com to see our full Area Guides.



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





TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 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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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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