



Bromley BR14TL  
Guide price £260,000



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**Description:**

Open day 28th February 12pm-2pm (By Appointment Only)

A modern two double bedroom first floor apartment in a gated development with uninterrupted views of surrounding parkland. Built in 2007 this property benefits from the remainder of the NHBC.

This spacious apartment benefits from two large storage cupboards in the hallway and a modern family bathroom fitted with a bath with shower over, WC and sink. Both bedrooms have views over the surrounding parkland as does the open plan living room with access to a large private balcony. The kitchen is fitted with a full range of wall and base units in white gloss with integrated appliances including an oven, hob, fridge/freezer, dishwasher and washer/dryer.

Offered with a long lease, this property also benefits from the use of a lift and an allocated parking space.

The property is located 0.8 miles to Beckenham Hill Station, 1.5 miles to Grove Park Station and within walking distance to local shops and restaurants on Bromley Road and a choice of bus routes.

Ideal for the first time buyer or investor, the property must be viewed to be appreciated.



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**Directions:** From Beckenham Hill Station turn right onto Melfield Gardens. Turn right onto Blacklands Road. Turn left onto Beckenham Hill Road. Turn right onto Bromley Road. Turn left onto Medhurst Drive and you have reached the development gates.

**Tenure:** Leasehold

Lease term 125 years from 2007

**Ground Rent:** £250.00 pa

**Service Charge:** £133 pcm

**Council Tax Band:** B

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**Room Dimensions:**

Entrance Hall	
Bathroom	7'0 max x 6'2 max
Master Bedroom	12'1 max x 10'0 max
Guest Bedroom	11'0 max x 8'4 max
New room	



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	80	82
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	84	85
EU Directive 2002/91/EC		

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





TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 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**

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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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