



Bromley BR2
£279,950

jdm
ESTATE AGENTS

Description:

This spacious, CHAIN FREE, two bedroom, ground floor maisonette, with its own private easterly facing garden, is situated in a popular road in Bromley Common. The location is a convenient one being just a short walk from local shops and the bus routes to Bromley and Orpington shopping centres and mainline stations.

The accommodation, which has been recently painted in a neutral colour scheme and offers an abundance of natural light, comprises entrance hall leading to living room with fireplace and door to a conservatory with patio doors onto the garden. The kitchen has a range of units in white with a stainless steel four ring hob, matching under oven and hood.

Bedroom one is a comfortable double and bedroom two is a good size single room. The bathroom has a three piece white suite with panelled bath, shower attachment and shower screen, pedestal wash basin and low level WC, floor and wall tiling.

There is gas fired central heating and UPVC double glazed windows. The private garden has a paved patio area to the rear of the property, a small area of lawn and at the far end a garden shed.

There is unrestricted parking outside the property in Jackson Road. The lease was extended to 156 years in December 2014.



Directions: From our office in Crofton Road, Locksbottom continue to the traffic lights at Farnborough Common (A21). Turn right, pass the entrance to Farnborough Park on the right hand side and then take the second right into Jackson Road. The property will be found on the right hand side.**Tenure:** Leasehold

Lease term 156 years from 25 Dec 2014

Ground Rent: TBA**Service Charge:** TBA**Council Tax Band:** C

Room Dimensions:

Entrance Hall	
Living Room	12'1 x 10'
Conservatory	9'10 x 7'3
Kitchen/Breakfast Room	11' x 7'4
Bedroom One	12'10 into bay x 11'
Bedroom Two	8'10 x 8' overall
Bathroom	
Outside	
Garden	33' x 16' approx.

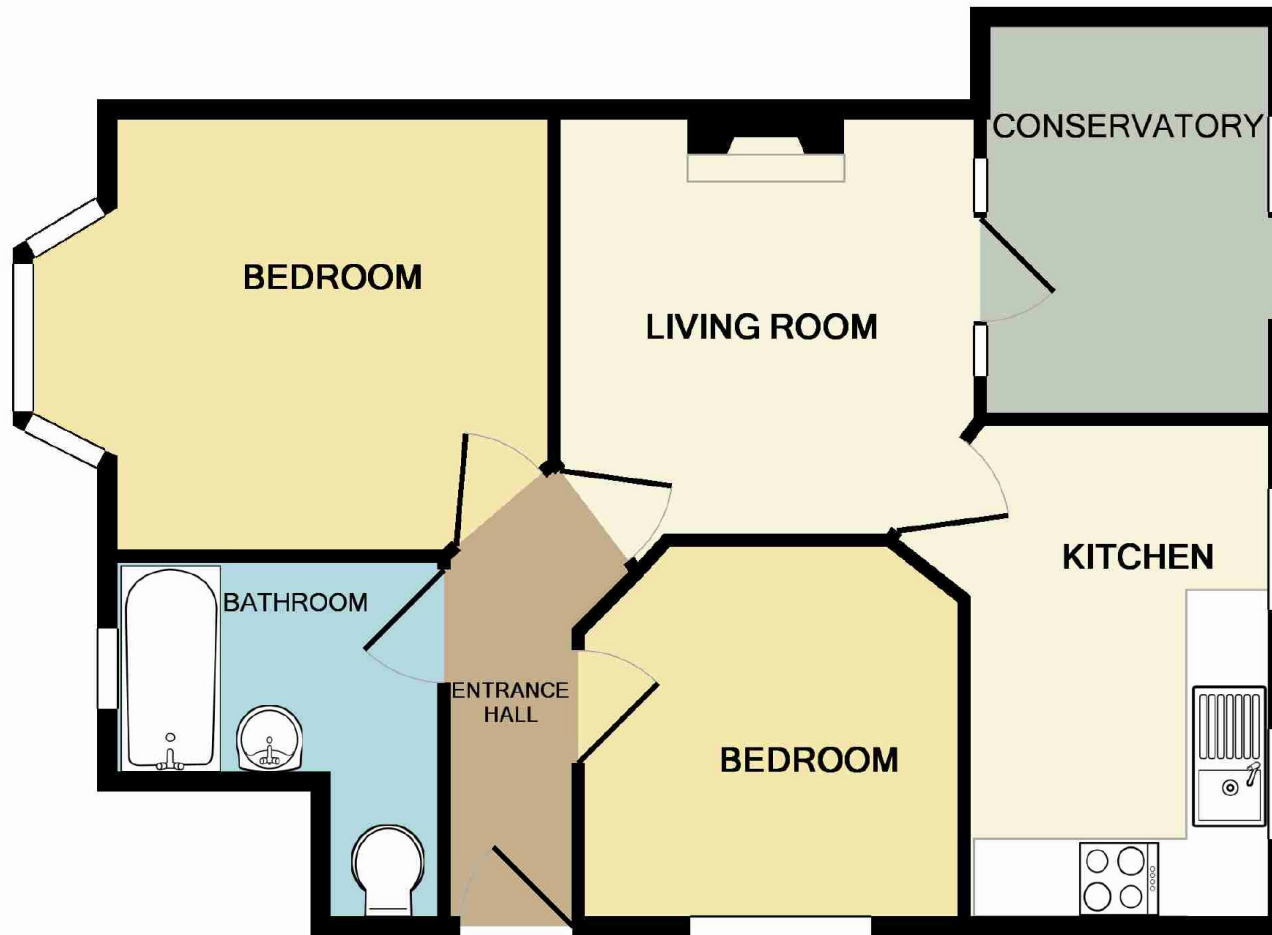


Please refer to www.jdmestateagents.com to see our full Area Guides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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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 Locksbottom

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