



BR2

Guide price £375,000 to £400,000

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ESTATE AGENTS

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**Description:**

Guide Price £375,000 - £400,000

A superb rear facing PENTHOUSE apartment in the renowned Florida Court Development with far reaching viewings across the local area and London's striking skyline.

Benefitting from a secure entryphone system and a lift to all floors, this apartment has been updated by its current owners to a high standard and includes double glazing with remainder of its guarantee. The spacious bathroom is modern and well presented and includes a separate shower, WC, wash basin and bath. The kitchen/breakfast room is fitted with a full range of wall and base units including integrated appliances and an instant boiling filtered water tap. A breakfast bar provides a useful dining area taking in the fantastic views.

The living room is well proportioned and benefits from sliding doors to the balcony overlooking the rear of the development. The master bedroom has fitted wardrobes/storage to two walls and the guest room, which is currently used as a study, is also a double bedroom. The apartment benefits from ample additional storage in the hallway and an allocated garage en bloc to the rear with visitor parking (permit) to the front.

The property is offered Share of Freehold and it must be noted that the property is only suitable for Owner Occupiers as sub-letting is not allowed under the terms of the lease. The property is ideally located for Bromley South Station and local bus services.

VIEWING HIGHLY RECOMMENDED.

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**Directions:** From Bromley South Station turn right at the traffic lights onto Westmoreland Road. Continue on Westmoreland Road and the property can be found on the right hand side.

**Tenure:** Share of freehold

Lease term 999 years from 1995

**Ground Rent:** -

**Service Charge:** £2,495

**Council Tax Band:** E

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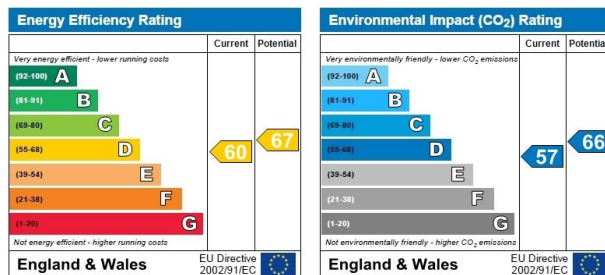


**Room Dimensions:**

Entrance Hall	
Living Room	16'9 max x 14'2 max
Kitchen/Breakfast Room	16'7 max x 8'0 max
Master Bedroom	14'0 max x 10'10 max
Guest Bedroom	13'9 max x 6'11 max
Bathroom	9'7 max x 6'3 max
Balcony	16'9 max x 4'9 max
Garage En Bloc	17'9 max x 8'1 max

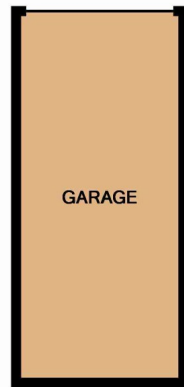


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Please contact the branch for a complete copy of the EPC document





TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 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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#### 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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