



Bromley BR2
Guide price £330,000 to £350,000

Description:

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Situated on the second floor of this development towards the rear of the popular Trinity Village development.

A two bedroom neutrally presented apartment benefitting from a separate kitchen and a good sized living/dining room opening onto a balcony. The kitchen is fitted with a range of modern wall and base units including integrated appliances. The master bedroom features built in wardrobes providing ample storage in addition to the two storage cupboards in the hallway. There is an en-suite shower room to the master bedroom and a spacious family bathroom fitted with a bath with shower over, WC and wash basin.

The property comes with one allocated parking space and a useful bike store.

Ideally located in a quiet part of Bromley Common, the property is close to Bromley South Station, Bickley Station, Bromley Town Centre with its variety of shops, Intu Bromley Shopping Centre, restaurants, bars and proposed future cinemas.

Viewings are highly recommended.



Directions: From Bromley South head down the High Street, across the traffic lights onto Masons Hill, right at the next lights continuing along Masons Hill, across the next lights onto Bromley Common then right at the roundabout by The Crown pub, and right into Trinity Village.

Continue forward and bear right going straight on. The property is at the far end of the development so continue along Mackintosh Street and turn right into Wells View Drive.

Tenure: Leasehold

Lease term years from TBA

Ground Rent: TBA

Service Charge:

Council Tax Band: D



Room Dimensions:

Hallway	
Kitchen	10'7 max x 6'1 max
Living/Dining Room	16'3 max x 12'11 max
Balcony	
Master Bedroom	14'6 max x 11'8 max
En Suite Shower Room	6'10 max x 4'10 max
Bedroom Two	10'8 max x 10'6 max
Family Bathroom	6'9 max x 6'6 max
Allocated Parking Space	



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		81	82	England & Wales		85	86
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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





TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 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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