



Bickley BR1
£425,000

jdm
ESTATE AGENTS

Description:

Occupying the ground floor of a new wing of this lovely Victorian villa, we are pleased to offer this beautifully presented two double bedroom flat. Built in 2015 in sympathy with the original building this spacious apartment features a large master bedroom with a luxury ensuite bathroom, an open plan kitchen fitted in a contemporary style containing integral appliances. There is also a family shower room and plenty of cupboard space for storage. The apartment is heated by an underfloor system with individual room stats.

An attractive bay window to the rear of the lounge affords pleasant views over the recently landscaped communal rear garden which enjoys a southerly aspect. The driveway provides ample residents parking.

The location is excellent being just a third of a mile from Bickley station and within 2 miles of Bromley town centre. Early viewing is highly recommended.



Directions: From Bickley station proceed down Southborough Road towards Bromley Common. Turn right into Southlands Road. The property is a little way along on the left hand side.

Tenure: Leasehold - share of freehold

Lease term 125 years from 2014

Ground Rent: TBA

Service Charge: TBA

Council Tax Band: TBC



Room Dimensions:

Entrance Hall	
Lounge/Dining Area	21'2 max x 12'8
Incorporating Kitchen Area	
Master Bedroom	15'6 x 11'2
Ensuite Bathroom	
Bedroom 2	10'7 x 10'
Bathroom	



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

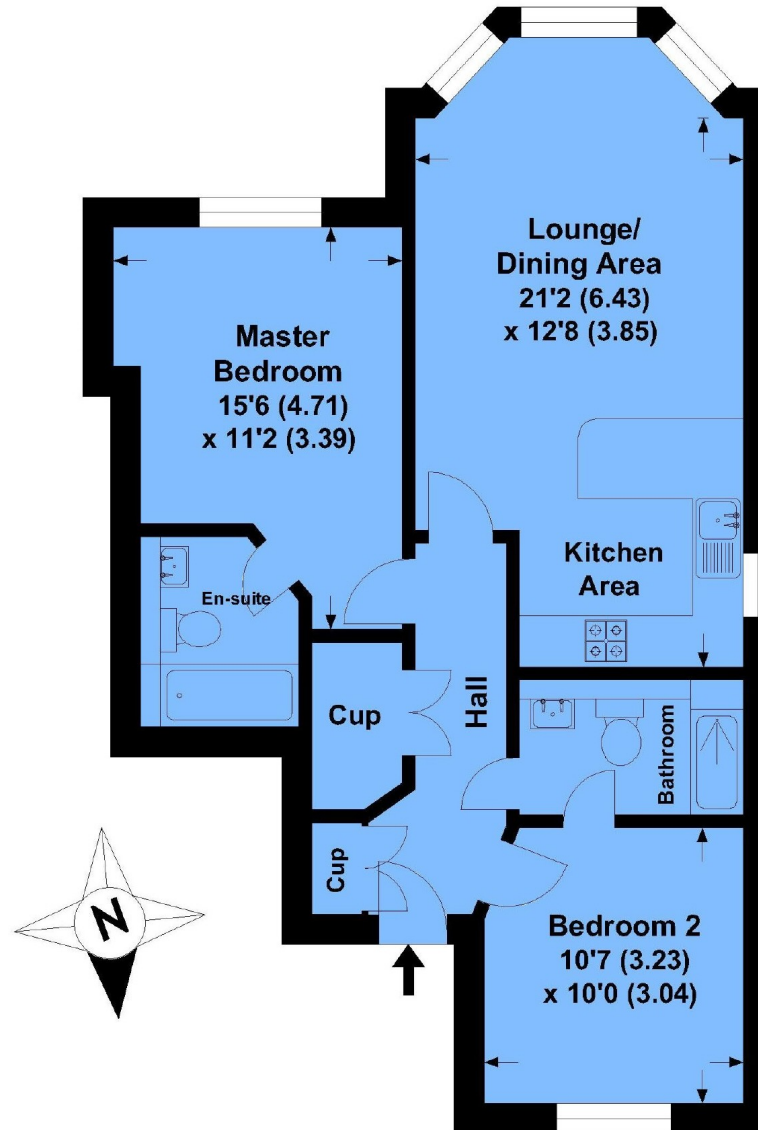
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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			
EU Directive 2002/91/EC		85	85	EU Directive 2002/91/EC		88	88
England & Wales				England & Wales			

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



Coopers Lodge

APPROX. GROSS INTERNAL FLOOR AREA 792.45 SQFT / 73.62 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

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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