





£860,000 - Leasehold

We are pleased to offer this modern luxury two bedroom ground floor flat situated to the rear of this recently built block.

Unusually this apartment benefits from its own private garden with a southerly aspect.

Features include a bright and airy lounge with direct access to the garden and open plan access to the well appointed kitchen with integral appliances.

There is a separate utility room, two modern bathrooms and secure parking to the front.

The location is excellent being on a bus route a third of a mile from Bickley station, a mile from Bromley town centre and within easy reach of a variety of private and state schools.



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

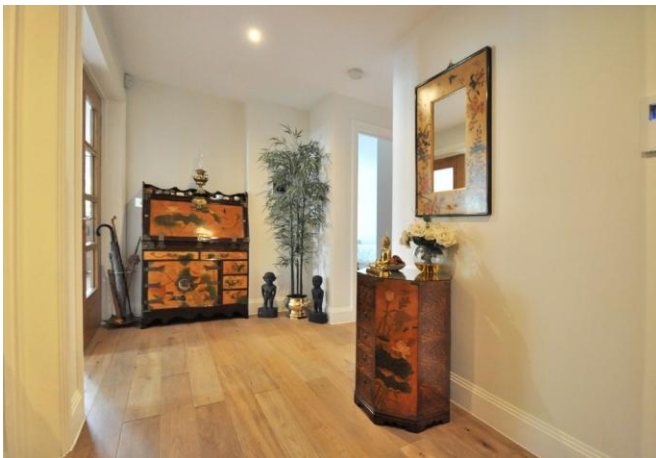
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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Wessex Court

APPROX. GROSS INTERNAL FLOOR AREA 1585.60 SQFT / 147.30 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.

