



Bromley BR1
£525,000

jdm
ESTATE AGENTS

Description:

We are pleased to offer this spacious second floor apartment within this popular development on the Chislehurst/Bromley boarder. Situated in a slightly elevated position affording attractive views over the surrounding area making you feel as though you are in the middle of the country instead of just a mile and a half from Bromley town centre and Chislehurst High Street.

Features included within the spacious accommodation are a dual aspect lounge with access to a large balcony with pleasant southerly aspect, a good sized fitted kitchen, three bedrooms and two bathrooms, one of which is ensuite to the main bedroom.

There are attractive communal gardens and a large tandem garage. The flat is access able via stairs from the garage level and also a lift from ground floor level.

A fantastic opportunity to purchase a well proportioned end of chain apartment within half a mile of Elmstead Woods station.



Directions: From Elmstead Woods station turn right into Elmstead Lane. At the bottom of the hill turn right at the mini roundabout into Sundridge Avenue. Take the first left into Holmbury Park. Clevedon House is near the end on the right.

Tenure: Leasehold

Lease term 125 years from 1984

Ground Rent: £80 Per Annum

Service Charge: £2640 Per Annum

Council Tax Band: F £1,914.09



Room Dimensions:

Entrance Hall	
Lounge/Dining Room	32'6 x 13'
Balcony	
Kitchen	12'4 x 9'3
Master Bedroom	14'7 x 10'5
Ensuite Bathroom	
Bedroom 2	16'3 x 9'5
Bedroom 3	12'4 x 9'2
Bathroom	
Outside	
Garage	30'10 x 9'2

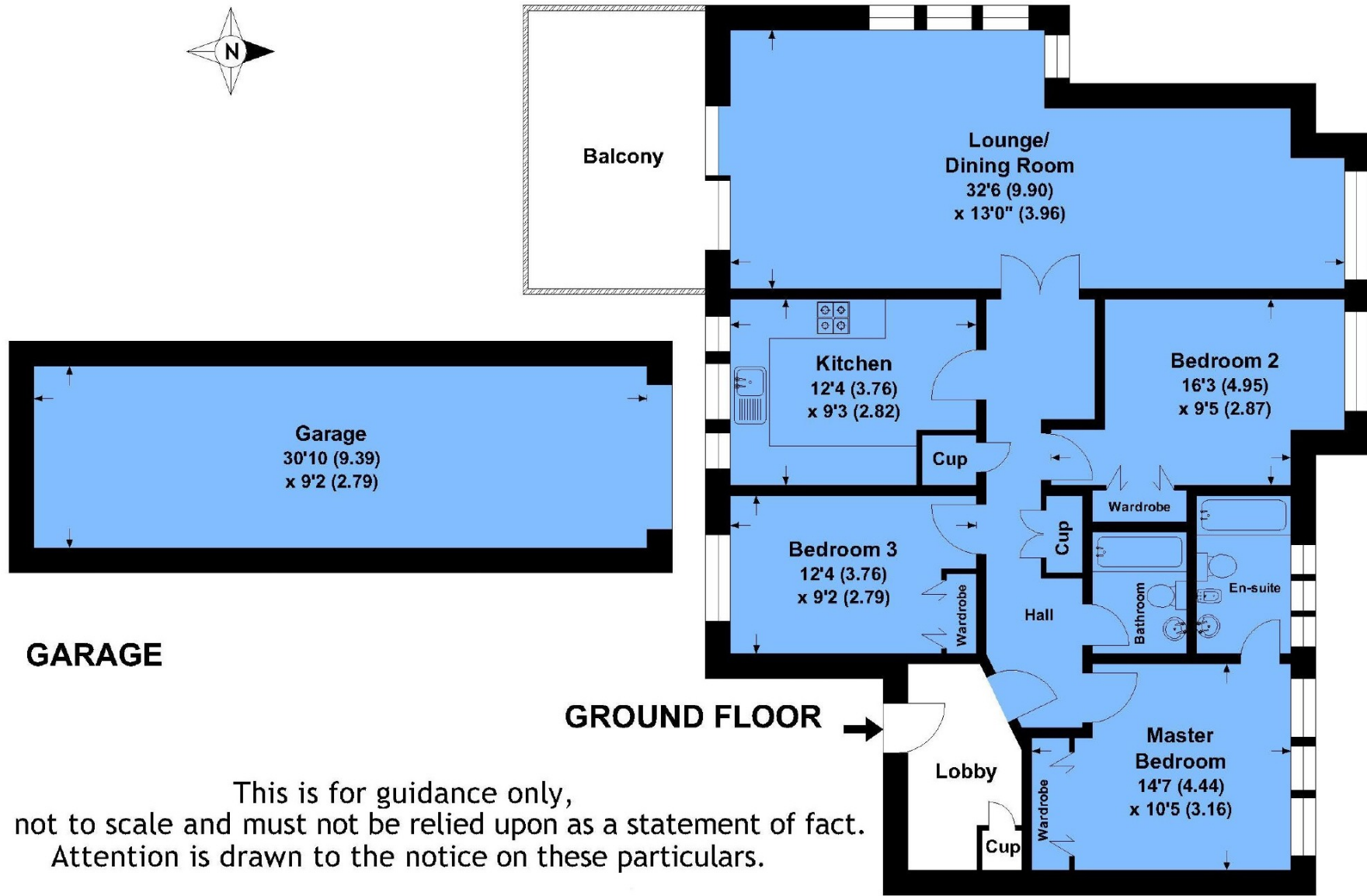


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	79 81	79 81	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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

Clevedon House

APPROX. GROSS INTERNAL FLOOR AREA 1145.28 SQFT / 106.40 SQM.EX. GARAGE/LOBBY



GARAGE

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.

jdm Chislehurst

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