



## 17 Rushmore Close, Bromley, Kent BR1 2DJ

**Leasehold**

**£320,000**

'CHAIN FREE' Ground floor maisonette with private & secluded 35' x 50' L-Shaped rear garden providing all day sun. Ideally located for train stations at Bickley (0.2 Miles) Chislehurst (0.8 Miles) and Bromley South (1.1 Miles) as well as good local schools. Situated in a quiet cul de sac, the property is presented in good condition with two bedrooms (bedroom two is currently used as a dining room), 18' x 11' living room, modern kitchen and family bathroom. Offered with a 94 year lease and with low annual charges this property would be ideal for anyone ranging from a first time buyer to a buy to let investor.

## Property Features

- CHAIN FREE
- QUIET CUL DE SAC
- TWO DOUBLE BEDROOMS
- 18' x 11' LIVING ROOM
- MODERN KITCHEN
- FAMILY BATHROOM
- L SHAPED PRIVATE REAR GARDEN
- 94 YEAR LEASE
- CLOSE TO SHOPS & STATIONS
- LOW CHARGES

## Property Description

### PORCH

Double glazed door leads into porch with tiled floor.

### ENTRANCE HALL

9' 9" x 8' 9" (2.97m x 2.67m) L-Shaped

Opaque double glazed front door leads into entrance hall, radiator, storage cupboard and wood effect vinyl flooring.

### LIVING ROOM

18' x 11' (5.49m x 3.35m)

Double glazed window to rear and two radiators.

### FITTED KITCHEN

9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window to front, wall mounted Glow-worm combination boiler and tile effect vinyl flooring. Range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with mixer tap and drainer, space for tall fridge freezer and space and plumbing for washing machine. Large built in larder cupboard, integrated four ring Ceran electric hob with oven below and brushed steel extractor hood over.

### BEDROOM ONE

11' 1" x 11' (3.38m x 3.35m)

Double glazed window to rear, radiator and two fitted double wardrobes.

### BEDROOM TWO

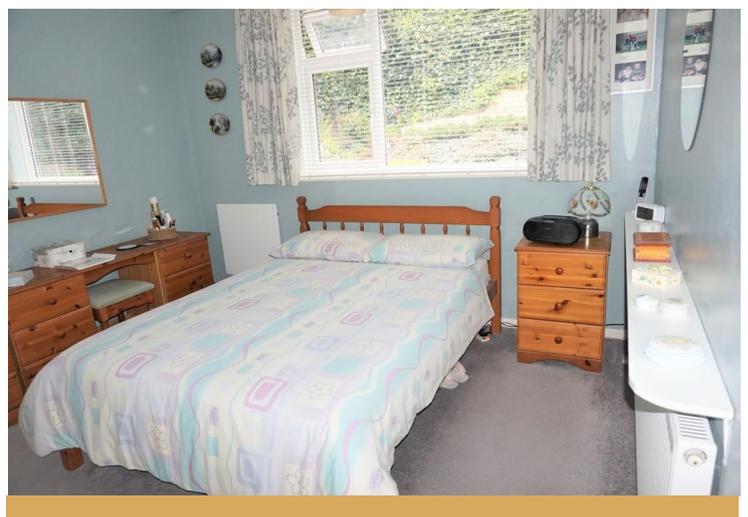
11' 10" x 9' 8" (3.61m x 2.95m)

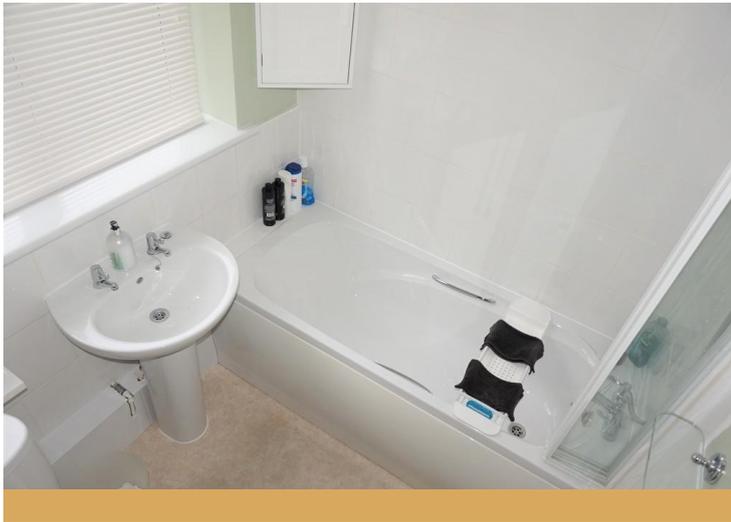
Double glazed window to front and radiator, Currently used as a dining room by the present owners.

### FAMILY BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

Opaque double glazed window to side, half tiled walls with full tiling to bath. Vinyl flooring, extractor fan, wall mounted mirror with light and electric shaver point and wall mounted medicine cabinet. Low level WC, pedestal wash hand basin and panel bath with shower mixer tap.





### REAR GARDEN

50' x 30' (15.24m x 9.14m) L-SHAPE

Private secluded L-Shaped rear garden allowing for all day sun. Laid lawn area with raised beds to one side and large patio area. Side access gate, outside tap, wooden storage shed.

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 63sqm (Approx 678sqft)

### COUNCIL TAX BAND 'C'

### LEASE & CHARGES

We have been informed that the lease has approximately 94 years remaining. The ground rent is £250 per annum and there are no service charges as such but with the understanding the owner of the ground floor flat would be solely responsible for any repairs to the ground floor flat.

### DIRECTIONS

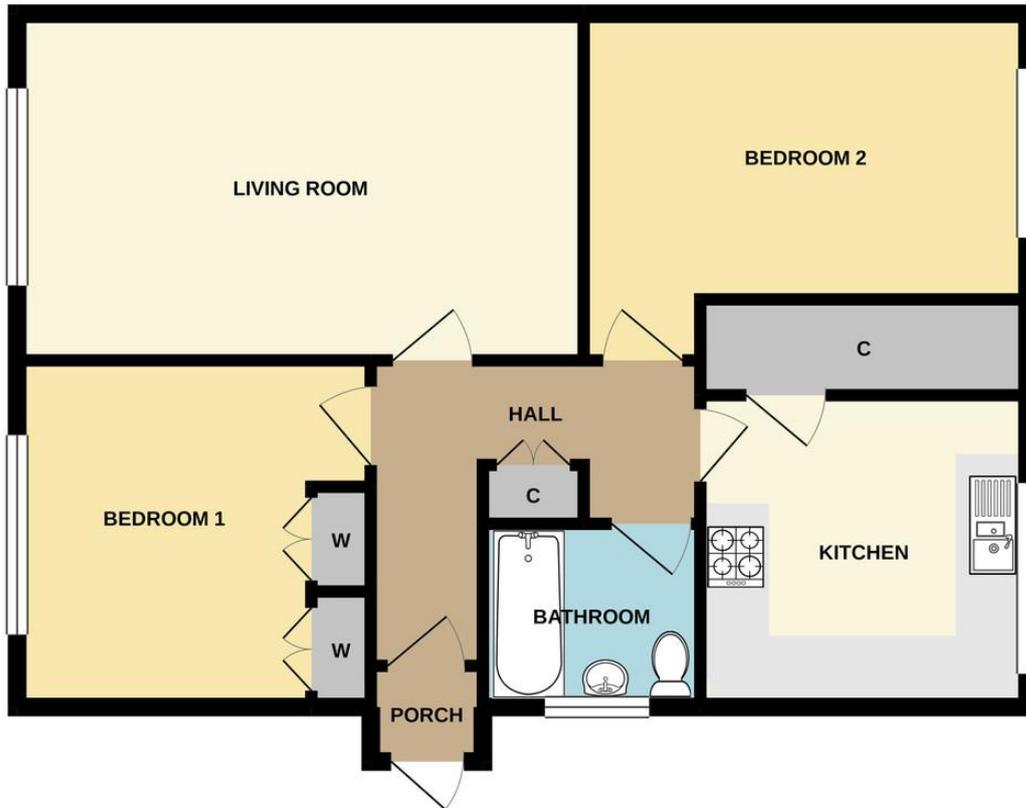
Turn right out of Bickley Station and at the mini roundabout take the third exit into Southlands Grove. Take the third turning on the left into Clarence Road then the first left into Bickley Crescent. Turn left again into Rushmore Close and then right. The property is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

Address:

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band C

**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.