



Herron Court, 82 Westmoreland Road, Bromley BR2 0QX

Leasehold

£229,000

First floor one bedroom apartment within walking to Bromley Town Centre with all its amenities and fast travel links to London (17 minutes to London Victoria station) and maintenance charges that include heating costs. The accommodation offers an open plan lounge/kitchen area, double bedroom, bathroom and is fully double glazed throughout. Externally there are well maintained communal grounds and a single garage en bloc to the rear of the building. Great first time buy or a buy to let investor.

Property Features

- OPEN PLAN LOUNGE/KITCHEN
- 13'3 X 11'4 LOUNGE
- FITTED KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZED
- WELL KEPT COMMUNAL GARDENS
- GARAGE EN BLOC
- CLOSE TO BROMLEY SOUTH STATION & TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS

Property Description

COMMUNAL ENTRANCE

Secure entry phone operated front door leads into communal entrance hall with stairs to all floors.

ENTRANCE HALL

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset, consumer box and Amtico walnut flooring.

OPEN PLAN LOUNGE/KITCHEN

Consists of:

LOUNGE AREA

13" 3" x 11" 4" (4.04m x 3.45m)

Double-glazed window to front with fitted blinds, Amtico walnut flooring, radiator, Virgin cable and telephone points. Open plan through to:

KITCHEN AREA

8" 5" x 5" 1" (2.57m x 1.55m)

Double-glazed window to front with fitted blind. Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer, four ring electric hob with electric oven below and extractor hood above, space and plumbing for washing machine. Part tiled walls, Amtico walnut flooring and spotlights.

BATHROOM

8" 5" x 5" 1" (2.57m x 1.55m)

White bathroom suite comprising vanity unit with inset sink, mono bloc tap and storage below, tile fronted panel bath with mixer taps and mains fed shower over, shower screen and low level WC with concealed cistern. Fully tiled walls, chrome towel radiator and ceramic tiled floor.

DOUBLE BEDROOM

11" 2" x 8" 6" (3.4m x 2.59m) Max

Double-glazed window to side, single radiator and Amtico walnut flooring.

COMMUNAL GROUNDS & GARAGE

Well maintained communal gardens with garage en bloc to rear.





LEASE & CHARGES

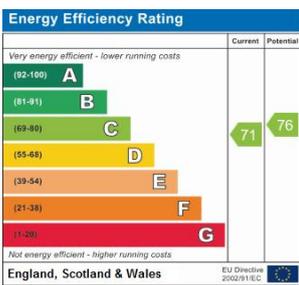
We have been informed that the lease has approx 95 years remaining and the service charges are approximately £2100 per annum including heating and hot water. The ground rent is £200 per annum.

INTERNAL FLOOR AREA

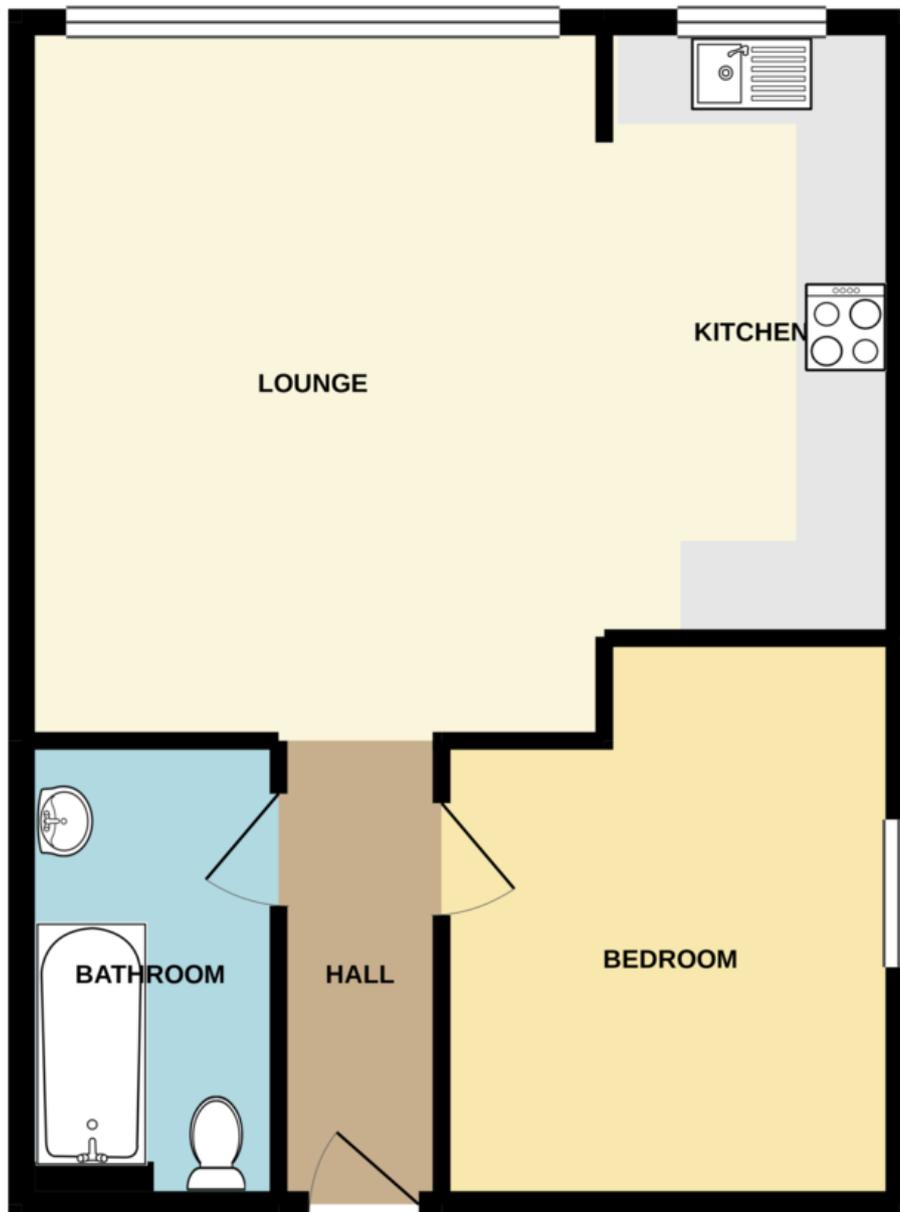
The internal area as per the Energy performance certificate is 36sqm (Approx 388sqft)

DIRECTIONS

From our office at the top of Westmoreland Road head towards Bromley Town Centre. Herron Court can be found on the left hand side between South Hill Road and Cumberland Road.



Address:
15 h



Local Authority: Bromley London Borough Council

Council Tax Band: Band C

Viewings: Strictly by appointment only



rightmove  **Zoopla.co.uk**

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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.