



## Westmoreland Road, Bromley, Kent BR2 0UD

**Share of Freehold**

**£325,000**

Recently refurbished 'Chain Free' two bedroom second floor apartment with a Share of the Freehold close to local shops, Langley, Highfield & Pickhurst schools and bus links to Bromley & Beckenham. Light & spacious accommodation comprises 21' x 10'4 lounge open plan to fitted kitchen with appliances and new boiler with 10 year warranty. The two double bedrooms are to the rear overlooking the well maintained communal grounds, and the bathroom is to the side. Additional benefits also include double glazing, secure entry phone system, ample visitors parking and beneath the block is secure car parking with allocated space which is accessed via electric gates. Ideal first time buy or buy to let investment, just move in and put the kettle on!

## Property Features

- 21' x 10'4 LOUNGE
- FITTED KITCHEN WITH APPLIANCES
- SHARE OF FREEHOLD
- NEW BOILER WITH 10 YEAR WARRANTY
- BATHROOM
- TWO DOUBLE BEDROOMS TO REAR
- CLOSE TO LANGLEY, HIGHFIELD & PICKHURST SCHOOLS
- SECURE GATED PARKING
- COMMUNAL GROUNDS

## Property Description

### COMMUNAL ENTRANCE

Secure entry phone handset operated door leads into communal entrance hall with stairs to all floors with this flat on the second floor.

### ENTRANCE HALL

6' 3" x 6' 2" (1.91m x 1.88m)

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset, wood laminate flooring and built in double wardrobe.

### LOUNGE

21' x 10' 4" (6.4m x 3.15m)

Full height half opaque double glazed window to front, TV aerial point and open plan to fitted kitchen.

### FITTED KITCHEN

11' x 7' (3.35m x 2.13m)

Double glazed window to front, new wall mounted Ideal boiler with 10 year warranty. Range of wall units with under lights, base units with work surfaces over, breakfast bar and stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with electric oven below and brushed steel extractor hood with light above. Integrated washing machine, SMEG dishwasher and space for tall fridge freezer.

### BEDROOM

14' 8" x 9' 10" (4.47m x 3m) MAX

Double glazed window to rear and radiator.

### BEDROOM

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to rear and radiator.

### BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m)

Opaque double glazed window to side, radiator, fully tiled walls and tile effect Vinyl floor. Corner bath, low level WC and pedestal wash hand with wall mounted mirrored bathroom cabinet over.







**COMMUNAL GROUNDS & PARKING**

Well kept communal grounds with visitors parking to front and secure gated parking beneath the block.

**LEASE & CHARGES**

The property comes with a Share of the Freehold and has no ground rent. The annual service charge is approximately £1585 per annum and can be paid in two equal instalments.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 59sqm (Approx. 635sqft)

**COUNCIL TAX BAND 'C'**

**AGENTS NOTE**

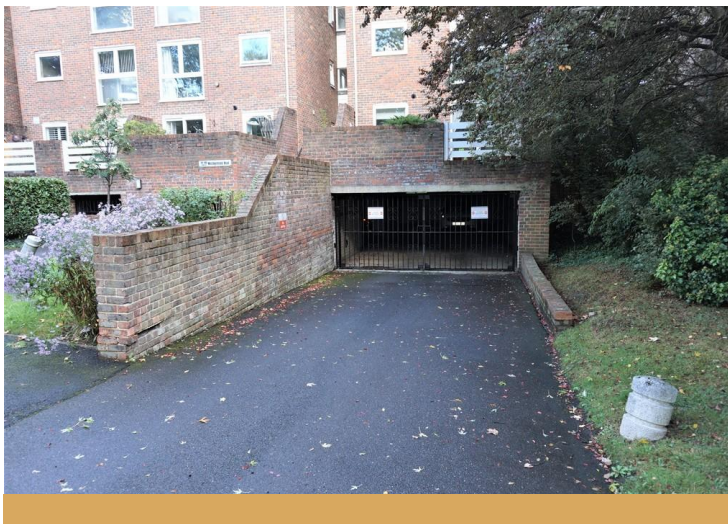
The Ideal boiler comes with a 10 year Warranty and works on a wireless thermostat.

The appliances in the kitchen are all included in the price and have all been professionally cleaned.

Gas Safe and NICEIC certificates for the property are available.

**DIRECTIONS**

From our office in Westmoreland Road cross directly over the road and the flat is in the middle block before the traffic lights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band C

**Viewings:** Strictly by appointment only



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143b Westmoreland Road  
Bromley  
Kent  
BR2 0TY

Tel: 0208 464 3030  
Email: [parklangley@edmund.co.uk](mailto:parklangley@edmund.co.uk)  
Web: [www.edmund.co.uk](http://www.edmund.co.uk)

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.