



**Flat 21 Florida Court, 76 Westmoreland Road, Bromley, Kent
BR2 0TR**

Share of Freehold

£425,000

Light and spacious two bedroom first floor flat with private rear facing balcony and a Share of the Freehold, located within the much sought after Florida Court development ideally located for central Bromley's shopping, travel (18 minutes by Train to London Victoria) & leisure facilities. The accommodation comprises two double bedrooms with fitted luxury Hammonds wardrobes, two modern shower rooms, fully fitted 16'7 kitchen/breakfast room with integrated appliances and utility area, spacious 16'8 x 15'10 lounge/diner and private balcony overlooking the well kept communal grounds to the rear. Other benefits include luxury Amtico flooring throughout, lift, secure video entry phone access, garage en bloc to rear and permit parking.

Property Features

- 16'8 x 15'10 LOUNGE/DINER
- KITCHEN/BREAKFAST WITH INTEGRATED APPLIANCES
- TWO MODERN SHOWER ROOMS
- LIFT & SECURE VIDEO ENTRY PHONE
- SHARE OF THE FREEHOLD
- TWO DOUBLE BEDROOMS
- 16'8 PRIVATE BALCONY
- GARAGE EN BLOC
- LUXURY AMTICO FLOORING

Property Description

COMMUNAL ENTRANCE

Secure video entry phone operated front door leads into communal entrance hall. Stairs and lift to all floors.

ENTRANCE HALL

18' 3" x 4' 10" (5.56m x 1.47m)

Hardwood front door leads into entrance hall. Amtico flooring, coving, radiator, wall mounted video entry phone handset and double linen cupboard with ample shelving.

LOUNGE/DINER

16' 8" x 15' 10" (5.08m x 4.83m)

Full height double glazed windows and sliding doors to rear leading to private balcony. Amtico flooring, coving, two radiators, TV aerial, Cable TV and telephone points.

PRIVATE BALCONY

16' 8" x 5' 6" (5.08m x 1.68m)

Private rear facing balcony with balustrade to most recent construction standards, with tiled floor covered with artificial grass.

UTILITY AREA

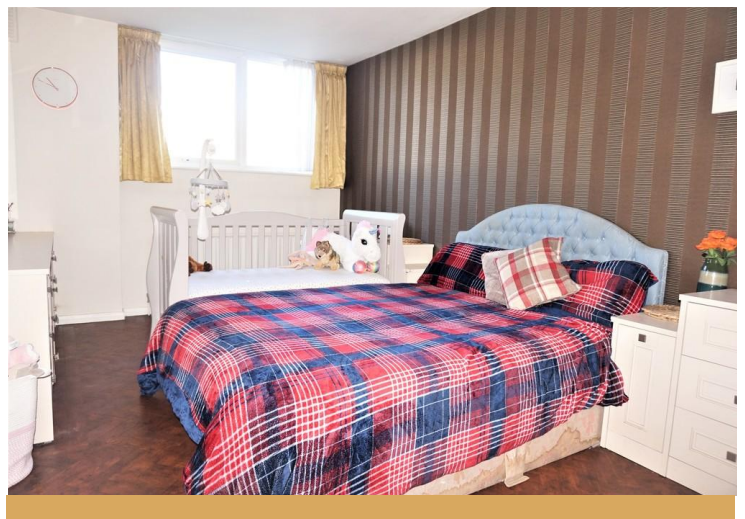
4' x 3' 4" (1.22m x 1.02m)

Large storage cupboard with fitted shelving and storage.

KITCHEN/BREAKFAST ROOM

16' 7" x 8' 8" (5.05m x 2.64m)

Double glazed window with sunny views to front, Amtico flooring, coving and radiator. Range of modern fitted wall and base units with wood effect work surfaces over, 1.5 bowl ceramic sink with mixer tap and drainer, local tiling and tile effect vinyl flooring. Integrated AEG appliances including washing machine, dish washer, double oven and four ring induction hob with brushed steel extractor hood over. Space for tall fridge freezer. All appliances bar the oven purchased in 2020.





BEDROOM ONE

17' 2" x 10' MAX (5.23m x 3.05m)

Double glazed window to rear, Amtico flooring, radiator and range of fitted Hammonds furniture including full height wardrobes and vanity unit with drawers and mirror over.

BEDROOM TWO

15' x 8' 1" MAX (4.57m x 2.46m)

Double glazed window to rear, Amtico flooring, radiator, cupboard housing boiler and set of full height fitted wardrobes by Hammonds.

FAMILY SHOWER ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

Fully tiled walls and tile effect vinyl flooring. Double shower cubicle with wall mounted thermostatic mixer tap, low level WC, chrome ladder towel warmer and wash hand basin with mono bloc mixer tap, double vanity unit below and wall mounted mirror above.

SHOWER ROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Fully tiled walls and tile effect vinyl flooring. Corner shower cubicle with wall mounted Triton electric shower, low level WC, pedestal wash hand basin, wall mounted mirror and radiator.



COMMUNAL GROUNDS & GARAGES

Well maintained communal grounds surround the development with garages en bloc to rear and parking to front and rear.

LEASE & CHARGES

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £720 per quarter.

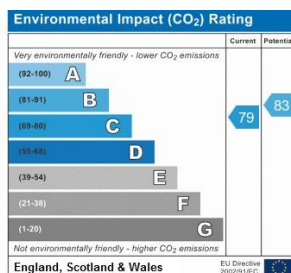
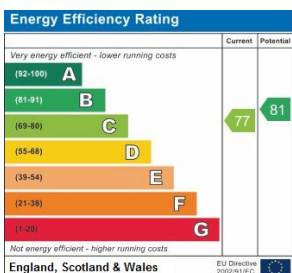
TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 98sqm (Approx 1055sqft)

COUNCIL TAX BAND 'F'

AGENTS NOTE

The car parking areas are scheduled to be resurfaced and this has been budgeted for.



DIRECTIONS

From our office at the top of Westmoreland Road proceed towards Bromley South and Florida Court can be found on the left hand side between South Hill Road and Cumberland Road. Flat 21 is in the central block on the first floor.



Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority: Bromley London Borough Council
Council Tax Band: Band E
Viewings: Strictly by appointment only



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