



Florida Court, 76 Westmoreland Road, Bromley BR2 0TR

Share of Freehold

Offers In Excess Of £425,000

Light and spacious 'Chain Free' top floor apartment with Share of Freehold, private Southerly aspect balcony and stunning views over the Bromley Borough. Located within the much sought after Florida Court development which is ideally located for central Bromley's shopping and restaurants, travel (18 minutes by train to London Victoria) & leisure facilities. The accommodation comprises two double bedrooms with fitted wardrobes, en suite luxury bathroom to bedroom one, shower room, fully fitted kitchen/breakfast room with integrated appliances and separate utility area, spacious 17'7 x 11'8 lounge/diner with private balcony overlooking the well kept communal grounds. Other benefits include fanlight to bathroom for extra light, lift, secure video entry phone access, garage en bloc to rear and permit parking.

Property Features

- CHAIN FREE WITH SHARE OF FREEHOLD
- LOUNGE/DINER LEADING TO BALCONY
- TWO DOUBLE BEDROOMS
- LUXURY KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM & SHOWER ROOM
- UTILITY ROOM
- 17'6 PRIVATE BALCONY WITH SOUTHERLY ASPECT
- GARAGE & PERMIT PARKING
- LIFT & SECURE VIDEO ENTRY PHONE ACCESS
- CLOSE BROMLEY SOUTH & TOWN CENTRE

Property Description

COMMUNAL ENTRANCE

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

ENTRANCE HALL (L-SHAPED)

14' 9" x 9' (4.5m x 2.74m)

Hardwood front door leads into entrance hall. Coving, radiator and wall mounted video entry phone handset.

LOUNGE/DINER

17' 7" x 11' 8" (5.36m x 3.56m)

Full height double glazed windows and sliding doors to front leading to private balcony. Coving, TV aerial, Cable TV and telephone points.

PRIVATE BALCONY

17' 6" x 5' 4" (5.33m x 1.63m)

Private front facing balcony with Southerly aspect, balustrade and tiled floor.

KITCHEN/BREAKFAST ROOM

18' x 9' 2" (5.49m x 2.79m)

Double glazed window to side, engineered wood flooring, coving, radiator in cover and combination boiler concealed in cupboard. Range of modern fitted wall and base units with wooden work surfaces over, stainless steel sink with mixer tap and drainer. Integrated appliances including, fridge, electric oven, four ring induction hob with brushed steel extractor hood over, space for tall fridge freezer, spotlights and seating area.

UTILITY AREA

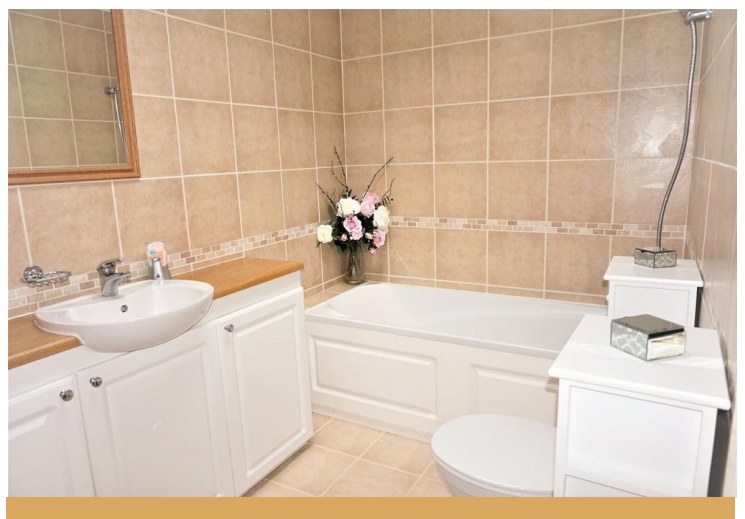
6' 5" x 5' 4" (1.96m x 1.63m)

Modern fitted base units with inset stainless steel sink with mixer tap and drainer and storage below. Coved ceiling, local tiling and tiled flooring. Plumbing for washing machine and space for tumble dryer.

BEDROOM ONE

21' 9" x 9' 0" (6.63m x 2.74m)

Double glazed window to side, Coved ceiling, radiator and full height fitted wardrobes to one side. Open plan to en suite bathroom.





EN SUITE BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m)

Modern white bathroom suite comprising panelled bath with mixer taps and shower attachment, vanity unit with inset sink and mono bloc tap with storage below and low level WC. Fully tiled walls and floor, coved ceiling, extractor fan, spotlights and new fanlight giving extra light.

BEDROOM TWO (MAX)

11' 2" x 9' (3.4m x 2.74m)

Double glazed window to front and side, double glazed door to private balcony, radiator and set of full height fitted wardrobes to one side.

SHOWER ROOM

6' x 5' 7" (1.83m x 1.7m)

Coved ceiling, extractor fan, chrome ladder towel rail and tiled floor. Corner shower cubicle with central controls, vanity unit with inset sink, mono bloc tap and storage below and low level W.C.

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 £2522.40 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 75sqm (Approx. 807sqft)

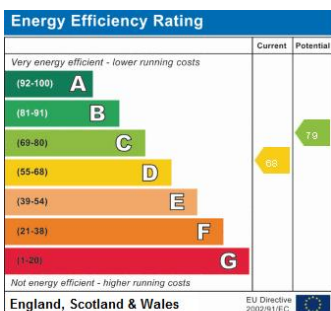
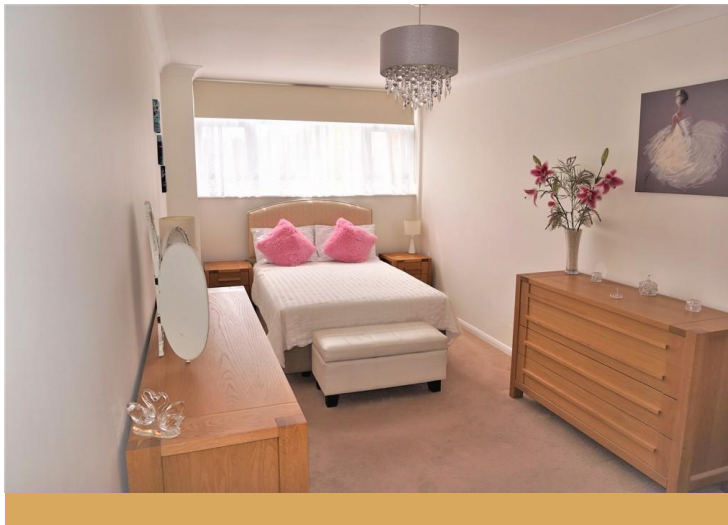
COUNCIL TAX BAND 'E'

AGENTS NOTE

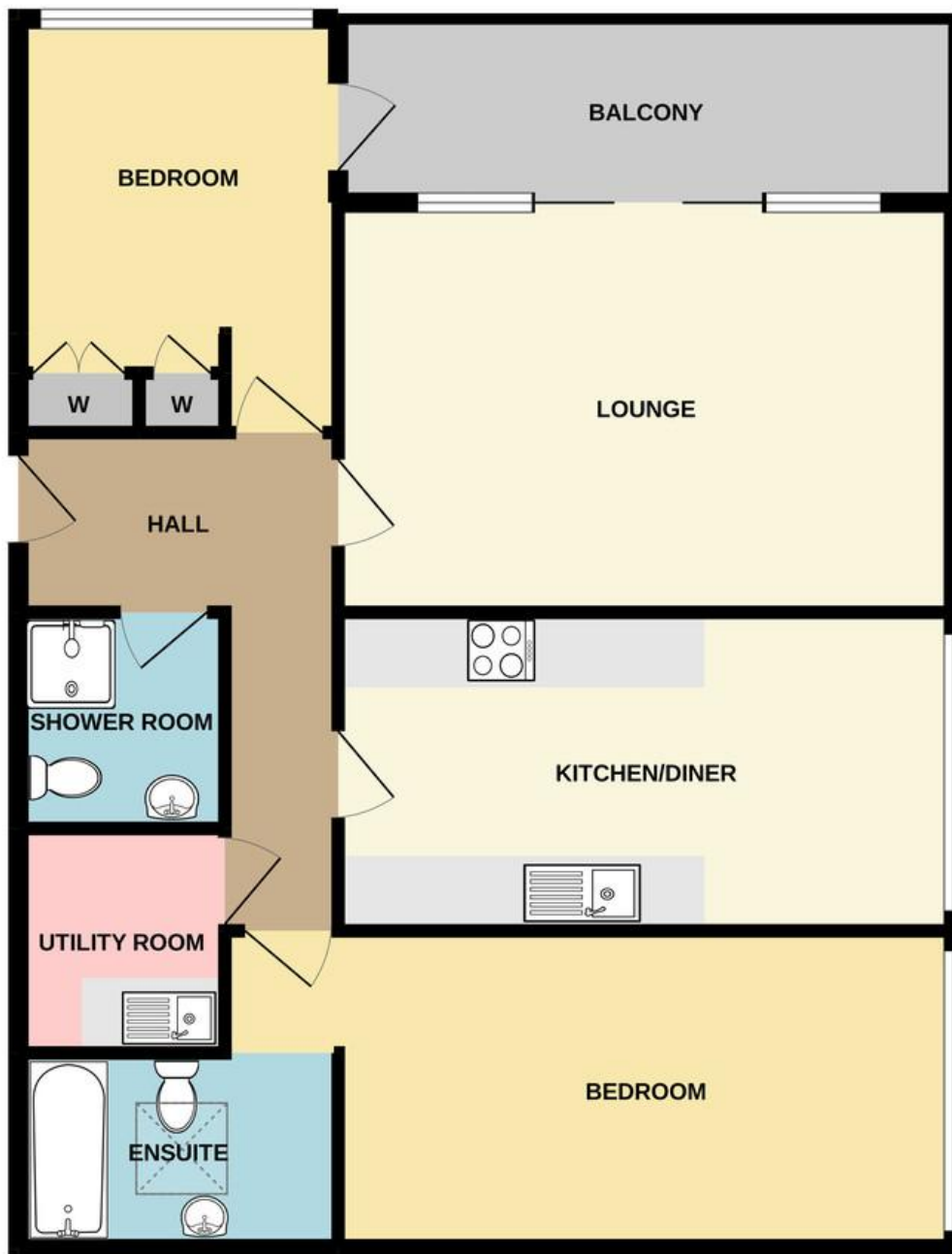
The car parking areas have just recently been resurfaced and paid for in full. Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors

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 14 is in the left hand block on the top floor.



GROUND FLOOR



Local Authority: Bromley London Borough Council

Council Tax Band: Band E

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.