



STUNNING APARTMENT SET IN GATED HAYES DEVELOPMENT

BURTON PYNSENT HOUSE, WEST COMMON ROAD, BROMLEY, BR2 7BY

Unfurnished, £2,000 pcm + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available 18/07/2017

• 3 bedrooms • 2 bathrooms • Large reception room with dining area • Contemporary kitchen • Separate utility room • 2 underground parking spaces • EPC Rating = C • Council Tax = F



Situation

Burton Pynsent House is located between the lovely villages of Hayes, Keston and Locksbottom. Hayes has a thriving community with a village association and several local shops, pubs and restaurants. Keston forms part of the "London LOOP" walk from Farnborough through to West Wickham. It benefits from local amenities, a pub and the trendy 'Herberts' restaurant. The neighbouring village of Locksbottom provides a wider range of local shopping facilities, a Sainsbury's supermarket, pubs and restaurants including the popular Chapter One restaurant.

Description

Finished to a high standard this immaculately presented 3 bedroom apartment also benefits from a situation within beautiful gated grounds located in the popular village of Hayes.

Internally the property offers a spacious double aspect living room with 2 sets of double doors that make the most of the fabulous views across Roebuck's cricket ground. To one side of the living space is a dining area directly opposite the stylish contemporary kitchen enjoys a range of high gloss wall and base units as well as a selection of fully integrated appliances including 2 wall ovens, induction hob with extractor hood, dishwasher and wine cooler. There is also a separate utility room with matching finishes.

The master bedroom has an en suite bathroom and walk-in dressing room and there are a further 2 bedrooms, family bathroom and guest cloakroom.

Externally the property offers 2 underground parking spaces.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



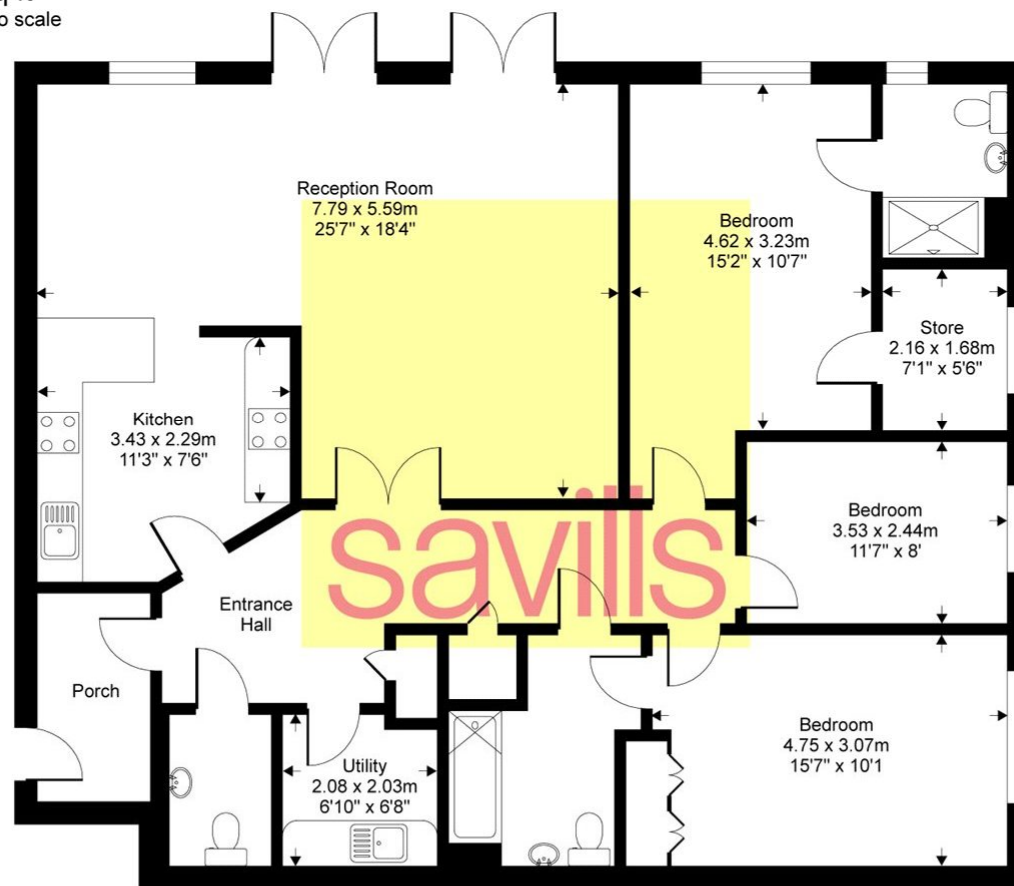
West Common Road, BR2

Gross internal floor area (approx):

135.7 sq m / 1461 sq ft

For Identification only - Not to scale

Niche Communications



Ground floor

FLOORPLANS

Gross internal area: 1461 sq ft, 135.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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		



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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area may be/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20161118MEHE

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