



Bromley BR1  
Guide price £365,000



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**Description:**

A deceptively spacious 3 bedroom ground floor period conversion apartment conveniently located only a short distance to the local Marks and Spencer garage, Intu Bromley shopping centre, Bromley North Station, Bromley South Station and a multitude of bus services.

Accessed via its own front door, there is spacious entrance hall with a built in cupboard and a door to the garden. The kitchen is fitted with a range of neutral wall and base units, an integrated oven & hob, washing machine, tumble dryer and cupboard space for a freestanding slimline dishwasher. There is also a built in breakfast bar and space for an American fridge/freezer. The large living room offers a generous living/dining space and has French doors to the communal garden. The master bedroom is double aspect and extends to 17'7 whilst bedroom three has built in wardrobes and an en suite bathroom. Bedroom two and a family bathroom complete the accommodation.

There is a parking space to the front of the property which is available on a first come first served basis. The property is offered on a Leasehold basis.



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**Directions:** From Bromley South Station, turn left onto High Street/ Masons Hill. Keep left and continue onto Kentish Way. At second set of lights, turn left onto Widmore Road. The property can be found on the right hand side, just after Wanstead Road.

**Tenure:** Leasehold

Lease term 92 years from Tbc

**Ground Rent:** £50.00 pa

**Service Charge:** £600.00 pa

**Council Tax Band:** E

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**Room Dimensions:**

Entrance Hallway

Kitchen **12'01 x 8'10**

Bedroom 1 **12'10 x 11'02**

En-Suite Bathroom **9'03 x 4'10**

Bedroom 2 **13'05 x 11'05**

Family Bathroom **12'04 x 6'10**

Bedroom 3 **17'07 x 13'10**

Reception Room **18'04 x 13'10**

Communal Gardens

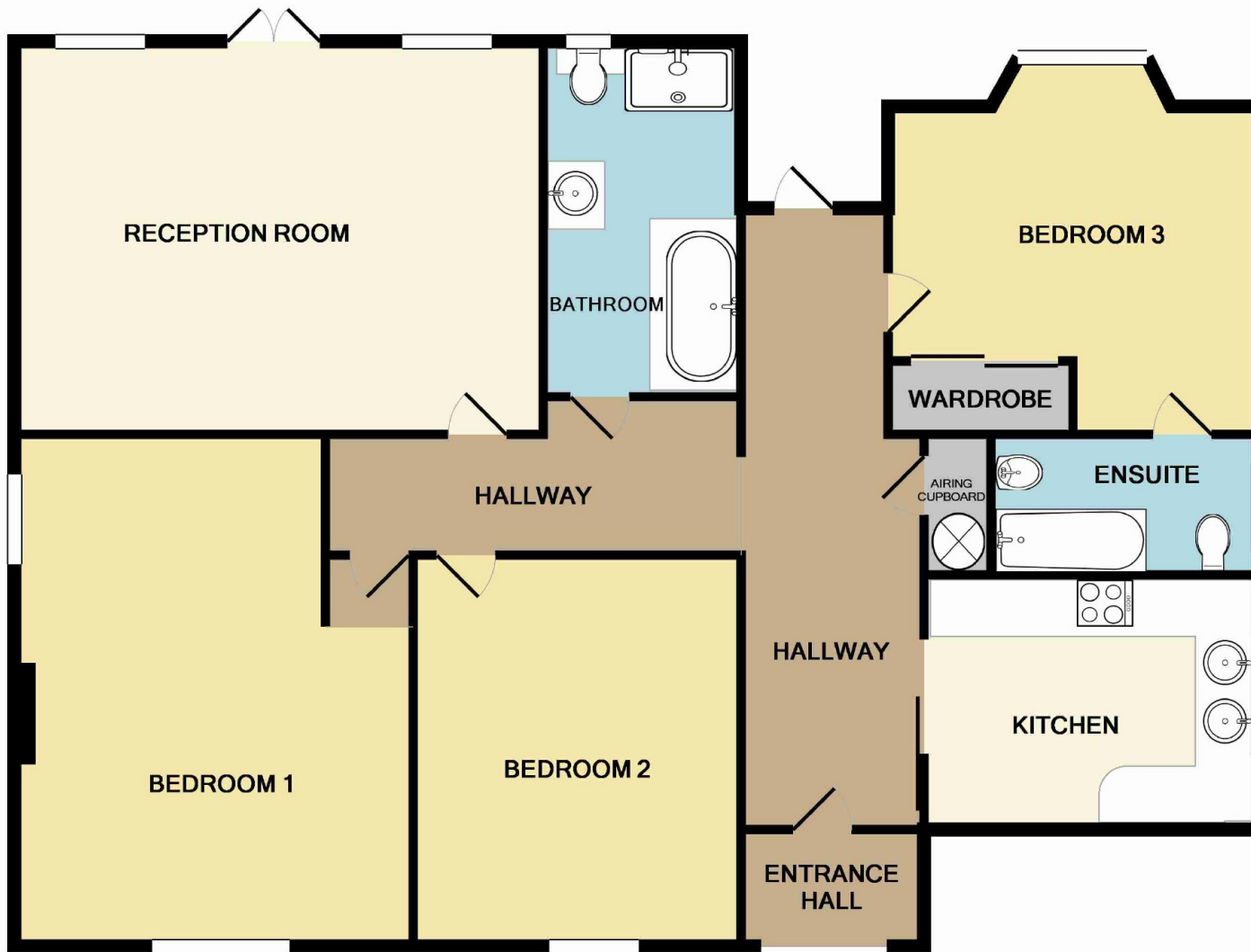
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document



TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Bromley**

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