

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Stoneleigh Road, Bromley, BR1 2FU

Purpose Built Flat

Two Bedrooms

Unfurnished

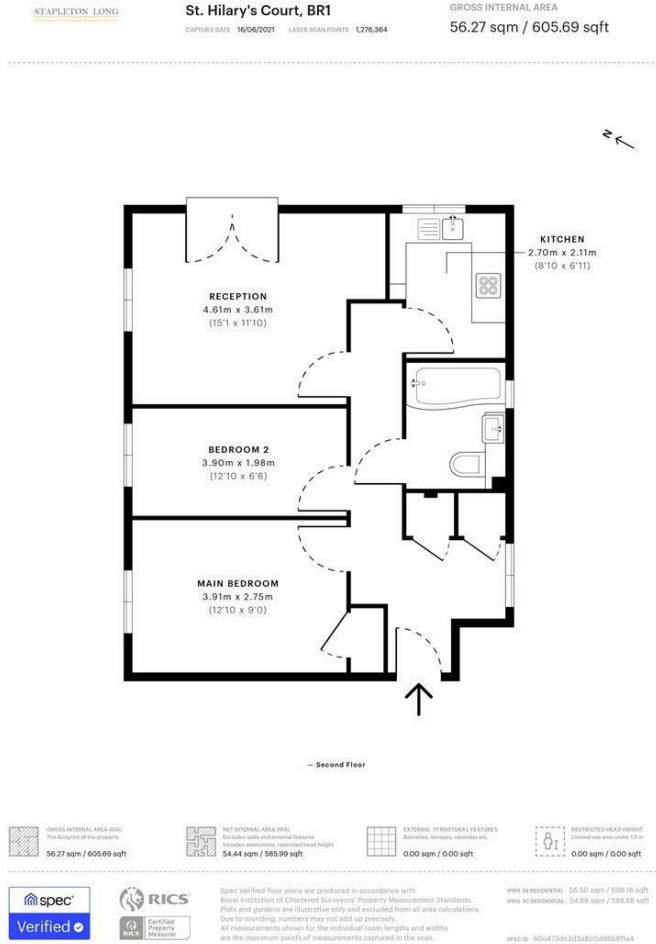
£310,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

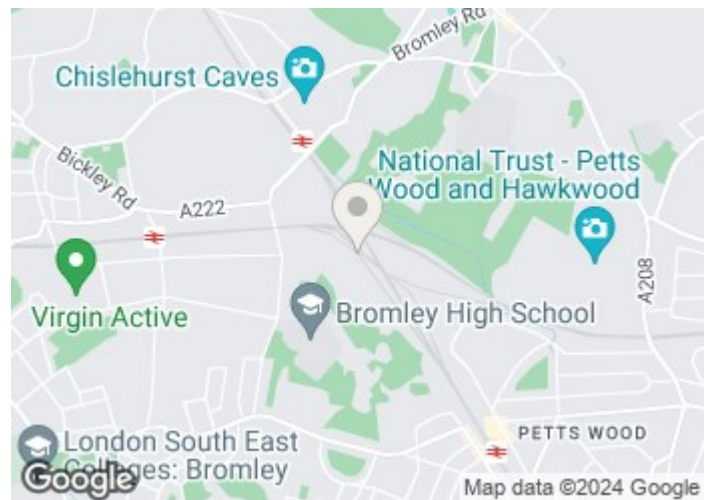
www.stapletonlong.co.uk

This fantastic well presented purpose built flat on the popular Aquilla development, comprising of entrance hall, lounge with Juliette balcony, fitted kitchen, two bedrooms and a three piece bathroom. Other benefits include allocated, parking gas central heating and double glazed windows. The property is presented to a good standard, view now to avoid disappointment



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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LEASEHOLD

108 YEARS REMAINING

SERVICE CHARGE, INCLUDING BUILDING INSURANCE AND GROUND RENT: £140 per month

EPC RATING: C

COUNCIL TAX BAND: C

Fees:

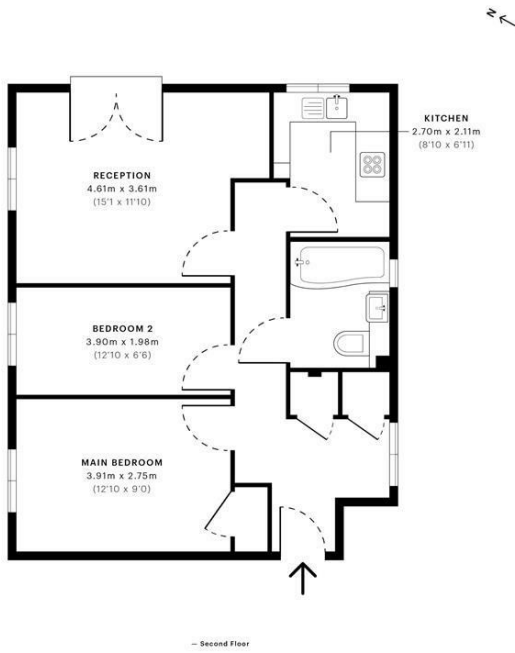
STAPLETON LONG

St. Hilary's Court, BR1

CAPTURE DATE: 16/06/2021 LASER SCAN POINTS: 1,276,364

GROSS INTERNAL AREA

56.27 sqm / 605.69 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, suspended heights	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Standard use area under 1.5m
56.27 sqm / 605.69 sqft	54.44 sqm / 585.99 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft

Spec Verified

RICS Certified Property Measurement

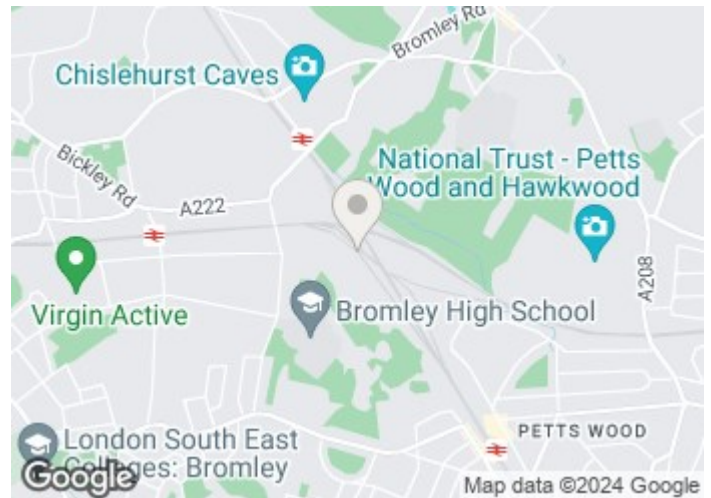
Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

IPMS 3 Assessment: 54.50 sqm / 588.16 sqft
IPMS 2 Assessment: 54.89 sqm / 588.68 sqft

SPIC ID: 60c473d-5333b0c0-65808ff14

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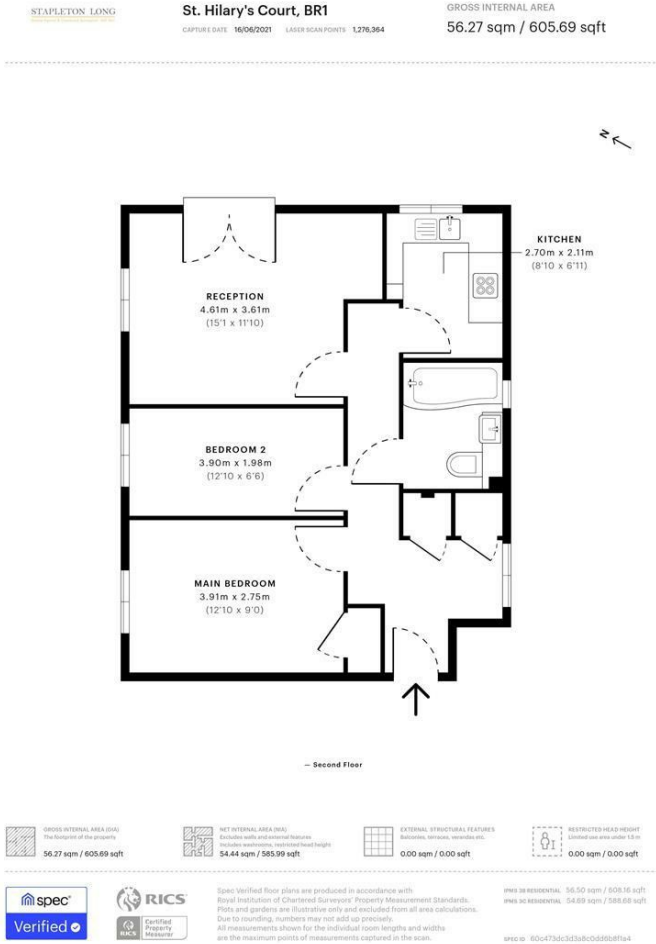
Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

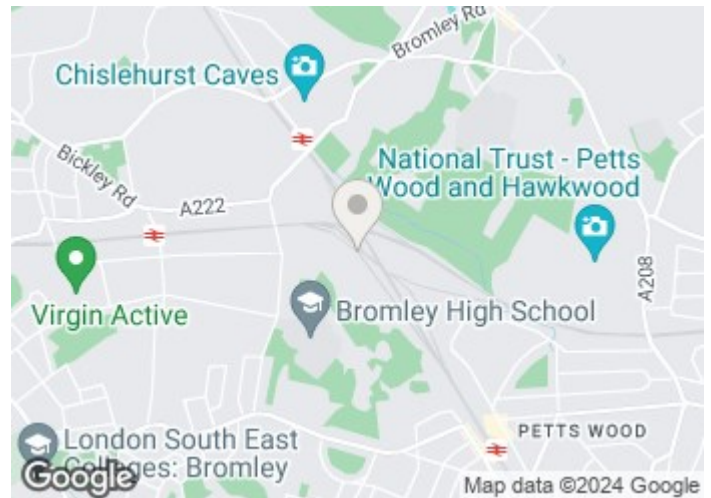
Before the tenancy starts:

- Holding Deposit: 1 week's rent or £150



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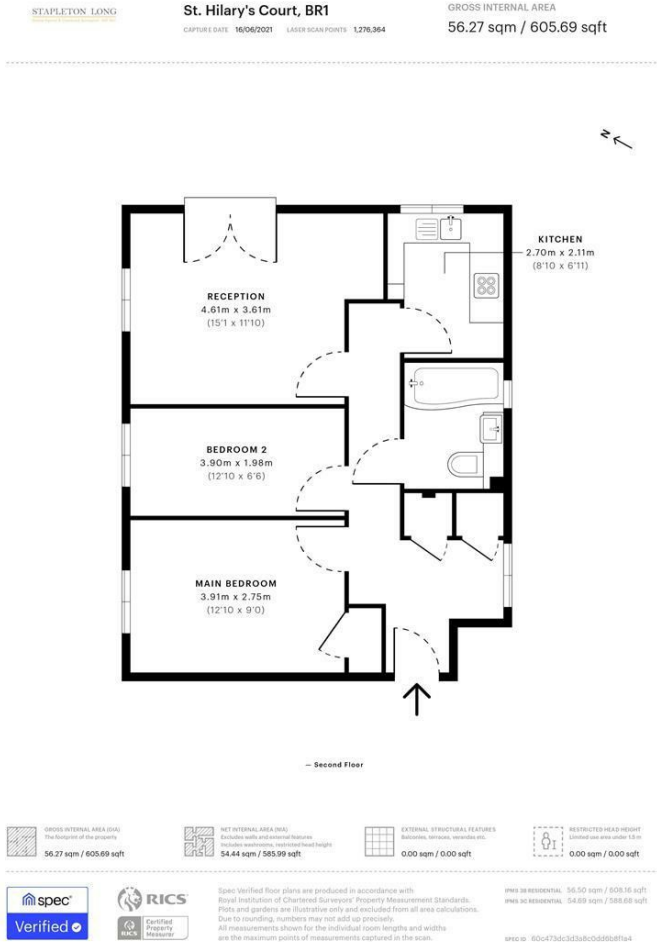
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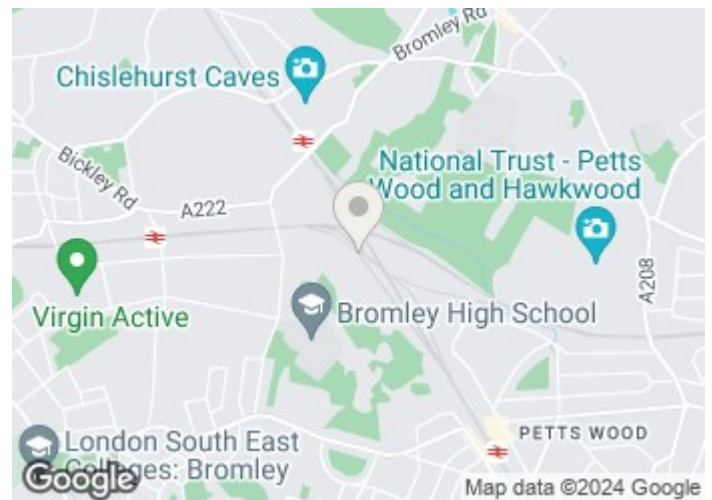
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection



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Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

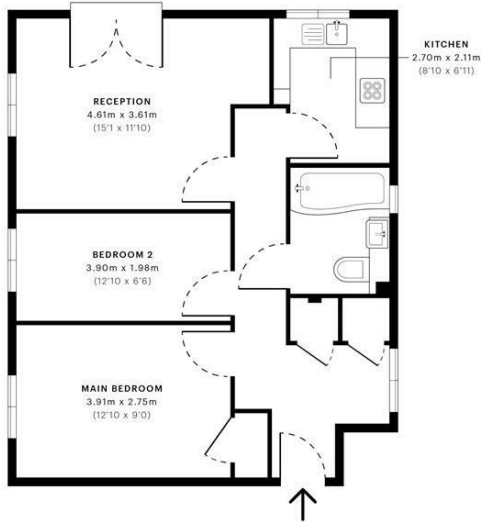
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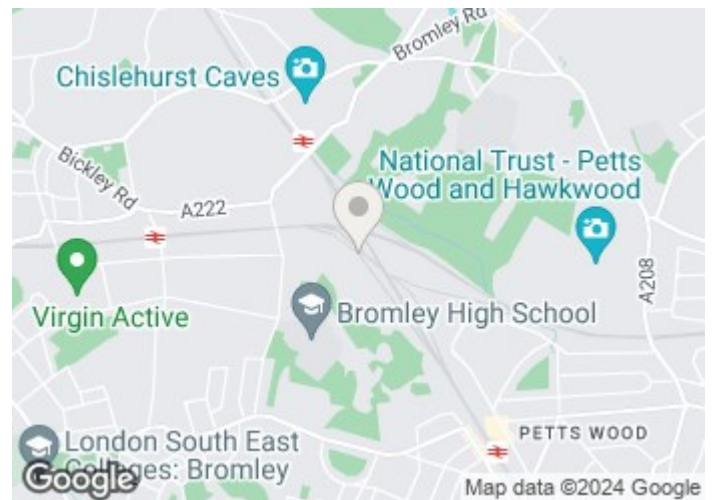
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