

# 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](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)



**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 balconies, verandas and steps	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

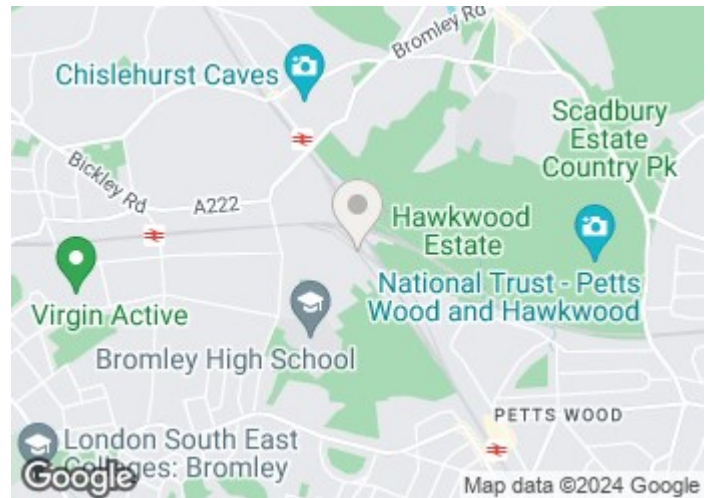
Spec Verified RICS Certified Property Measurement

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 in the scan.

SWC ID: 60c473d-5338c0-65808ff14

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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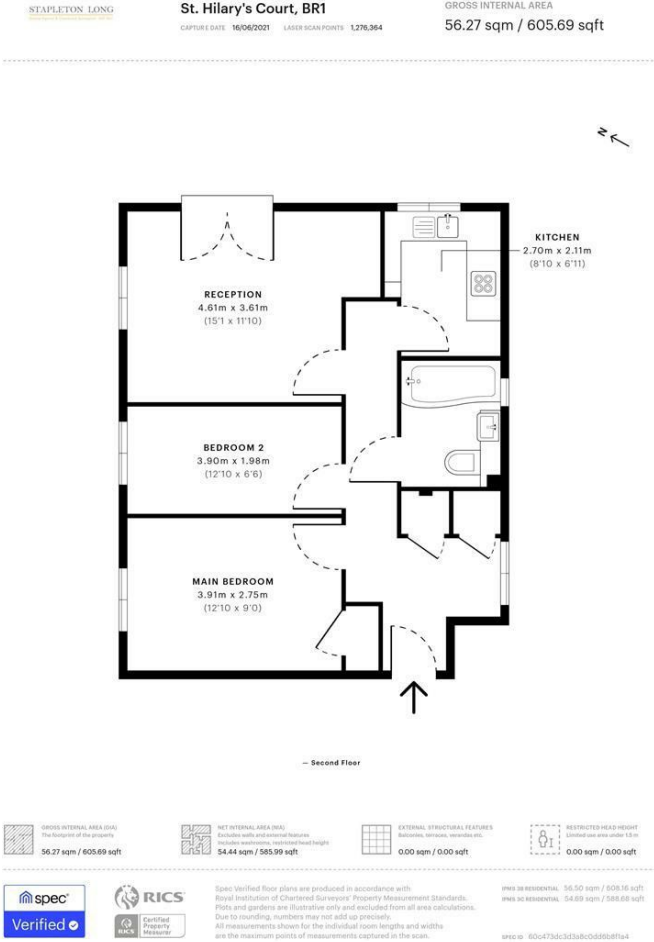
# Information for Tenants: Properties in England

## 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:

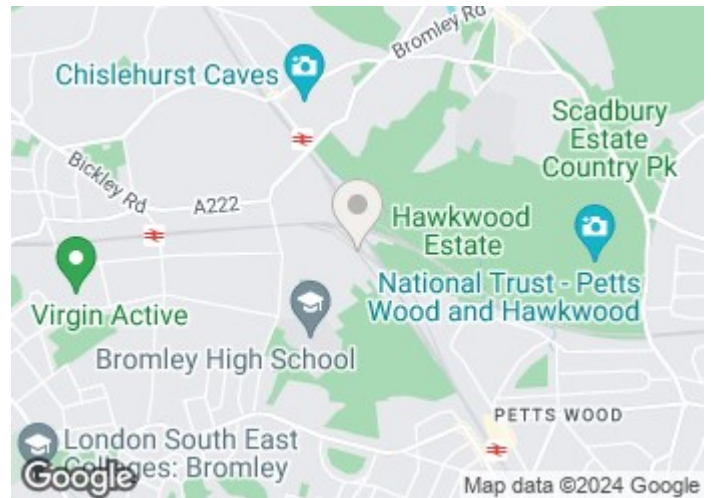
Before the tenancy starts:

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



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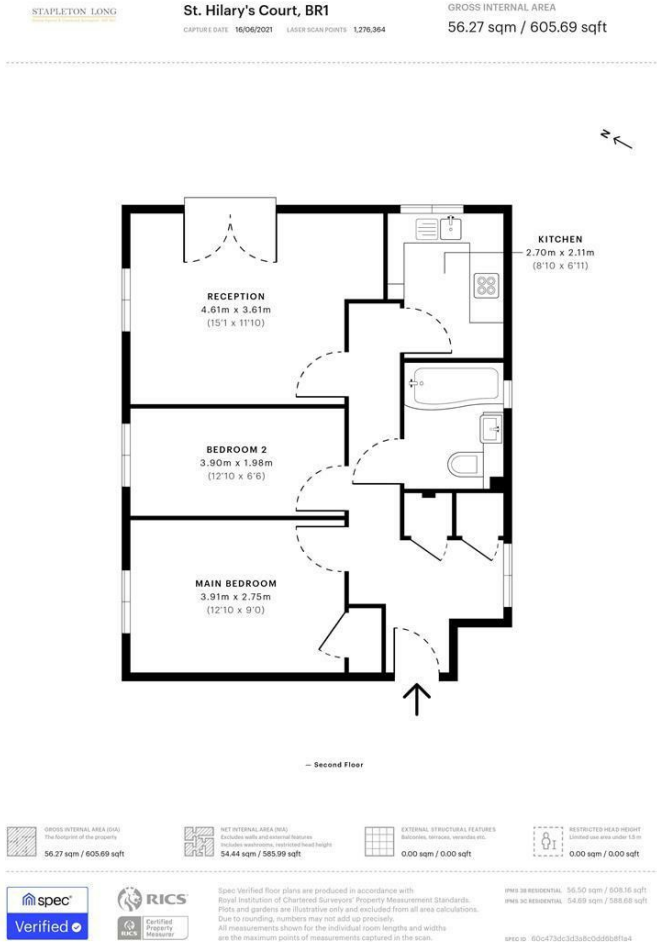
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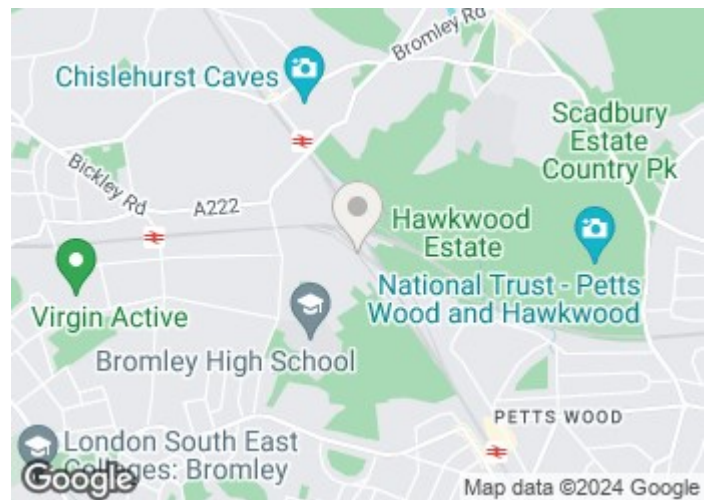
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys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

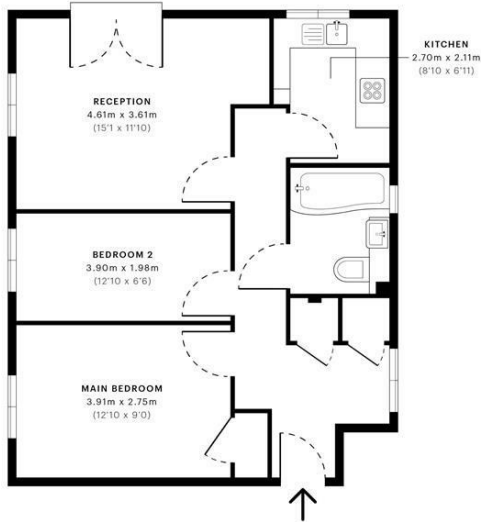
STAPLETON LONG

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



— Second Floor

GROSS INTERNAL AREA (GIA) The floor area of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanines, suspended ceilings	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Standard use area under 1.5m
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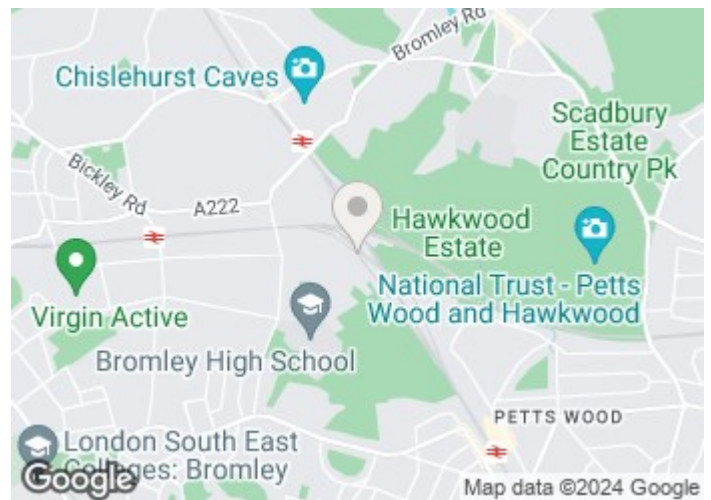
AREA MEASUREMENT: 56.50 sqm / 606.16 sqft

AREA AS REPRESENTED: 54.89 sqm / 588.68 sqft

SPIC ID: 60c473d-5533b0c0-65808ff14

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