



## Flat 3, 1 Hammelton Road, Bromley, BR1 3PZ Offers in excess of £265,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Goodmove are looking for a quick buyer to purchase this attractive and spacious top floor apartment. Set on a split level the property which enjoys a convenient location nestled in a pleasant tree lined residential area. With convenient access into Bromley town centre and the railway station the property enjoys central bars, shops, and access into the city of London.

The accommodation on offer briefly consists: a welcoming hallway with original staircase that lead to the upper floors. A reception room then opens to the separate dining kitchen. Two generous sized bedrooms and house bathroom with roll top bath.

The property enjoys a large communal garden with a decked/bbq area. Residents parking to the front of the property.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**LEASEHOLD INFO**

We have been advised that there are 171 years remaining on the lease.

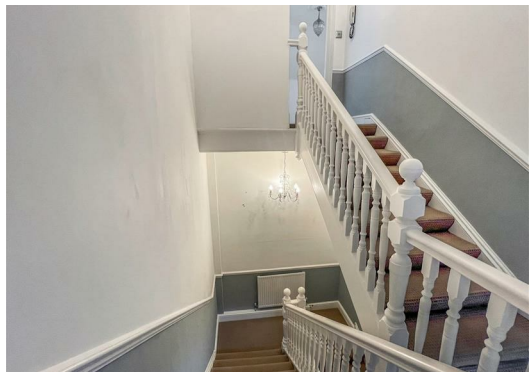
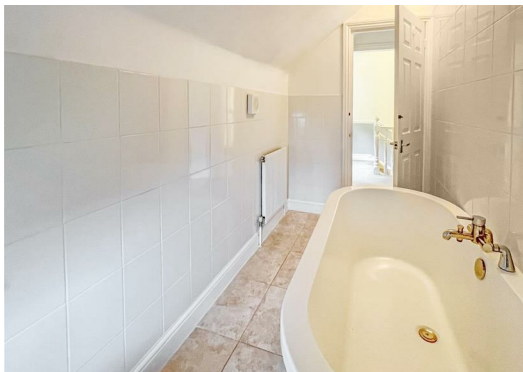
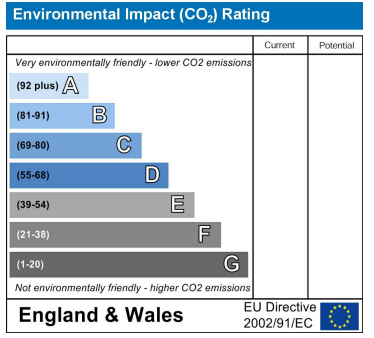
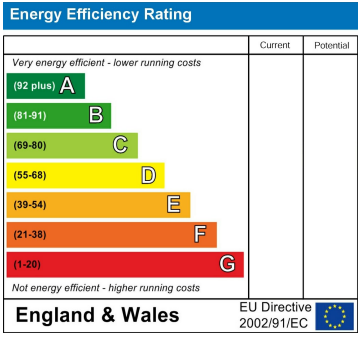
The Ground rent is £150 per year

Service charge £1350 per year

All information to be checked through the conveyancing process

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk