



Modern One Bedroom Ground Floor Flat with Allocated Parking

This spacious one bedroom flat is just a short walk from Bromley South mainline station and town centre. It is located on the ground floor of this highly sought after purpose built block. The flat benefits from a good size living room, a double bedroom with fitted wardrobes, a modern bathroom and a fitted kitchen with appliances. The property also benefits from an allocated parking space. Low maintenance wood effect laminate flooring throughout. Electric heating, EPC Band C. Long lease. Chain free. Tenure: leasehold. Viewing highly recommended.





ACCOMMODATION

Living Room 15' 6" x 10' 5" (4.73m x 3.17m)

Large living room with window overlooking the side of the property. The room has a low maintenance wood effect laminate floor and a modern electric wall mounted heater.

Kitchen 8' 10" x 6' 4" (2.68m x 1.94m)

The kitchen is well equipped with a stainless steel sink with mixer tap over, a washing machine and an under counter fridge freezer. There is an electric oven and hob, and a good range of wall and base kitchen units providing plenty of storage.

Double Bedroom 11' 10" x 8' 10" (3.6m x 2.7m)

The double bedroom has a window that overlooks the side of the property. There is a fitted wardrobe providing plenty of storage and a modern wall mounted electric heater.

Modern Bathroom 6' 6" x 6' 4" (1.97m x 1.93m)

The bathroom has a white suite. There is a pedestal basin with mixer tap over, a WC and a bath with shower over. There is also a mirror and wall mounted mirror.

Location

Baydon Court is a purpose built development that sits back from the road on the corner of Durham Avenue and Durham Road. Bromley South station is 0.5 miles away or about a 10 minute walk. Shortlands station is 0.8 miles or a 16 minute walk. The Glades shopping centre with its good selection of shops and cafes is 0.5 miles away.

EPC and Council Tax

Energy Performance Certificate band C. Bromley Council tax band C, £1637.50 for 2023-24.

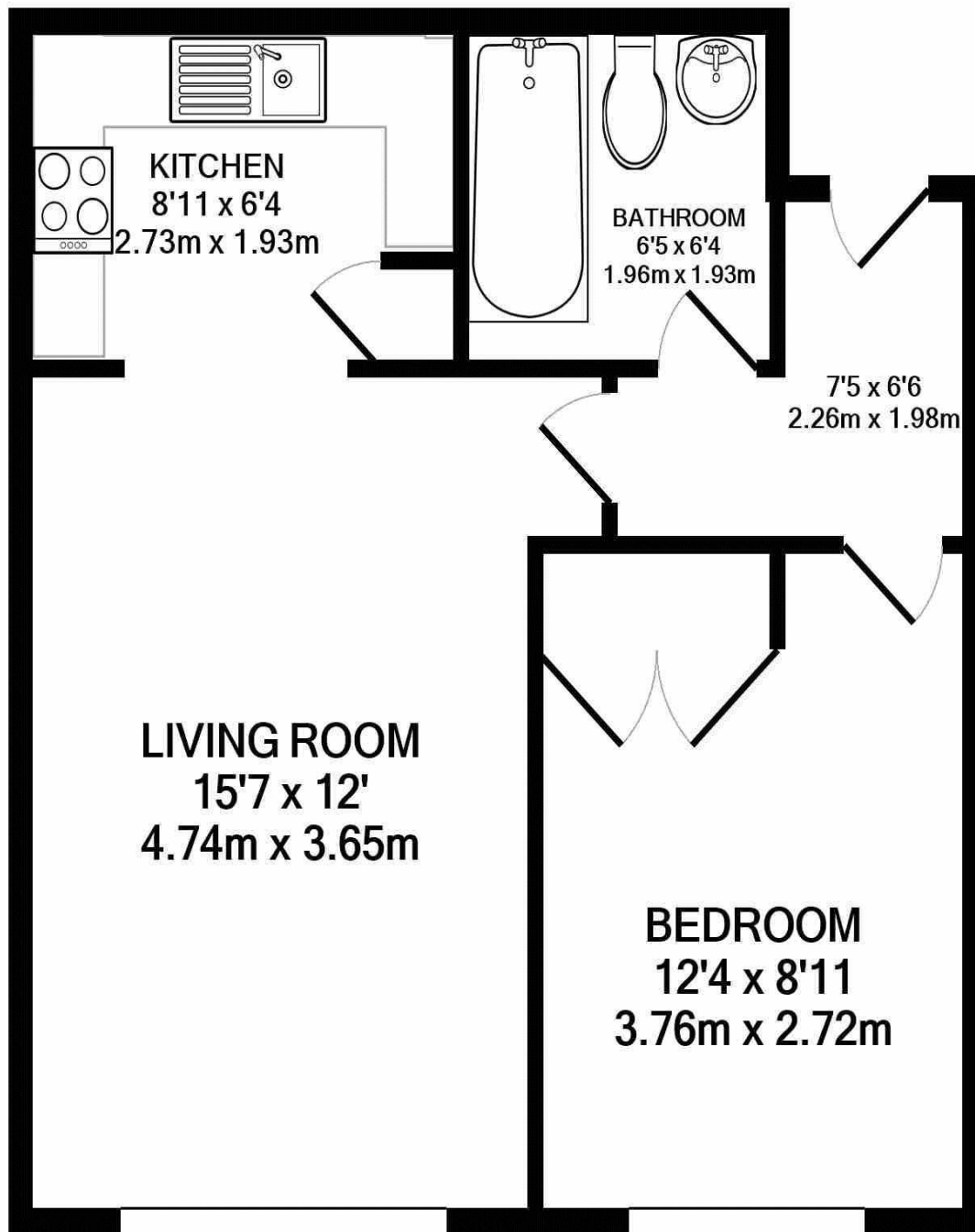
Lease, Ground Rent & Service Charge

The property has a long lease of 157 years. There is a peppercorn ground rent. The annual service charge is £1902.57 and this includes water rates.





FLOOR PLAN



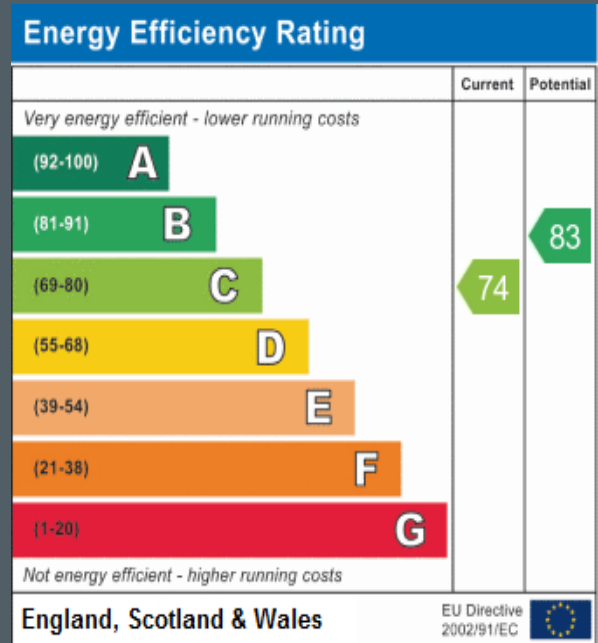
TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)

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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