



One Bedroom First Floor Flat with Parking & Communal Garden

This spacious one bedroom flat is just a short walk from Bromley South mainline station and town centre. It is located on the first 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 bathroom and a fitted kitchen with appliances. The property also benefits from an allocated parking space. Electric heating, EPC Band D. Long lease with 156 years remaining. Peppercorn ground rent. Chain free. Tenure: leasehold. Council tax band C. 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 an 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 wall mounted electric heater.

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 D. Bromley Council tax band C, £1815.52 for 2025-26.

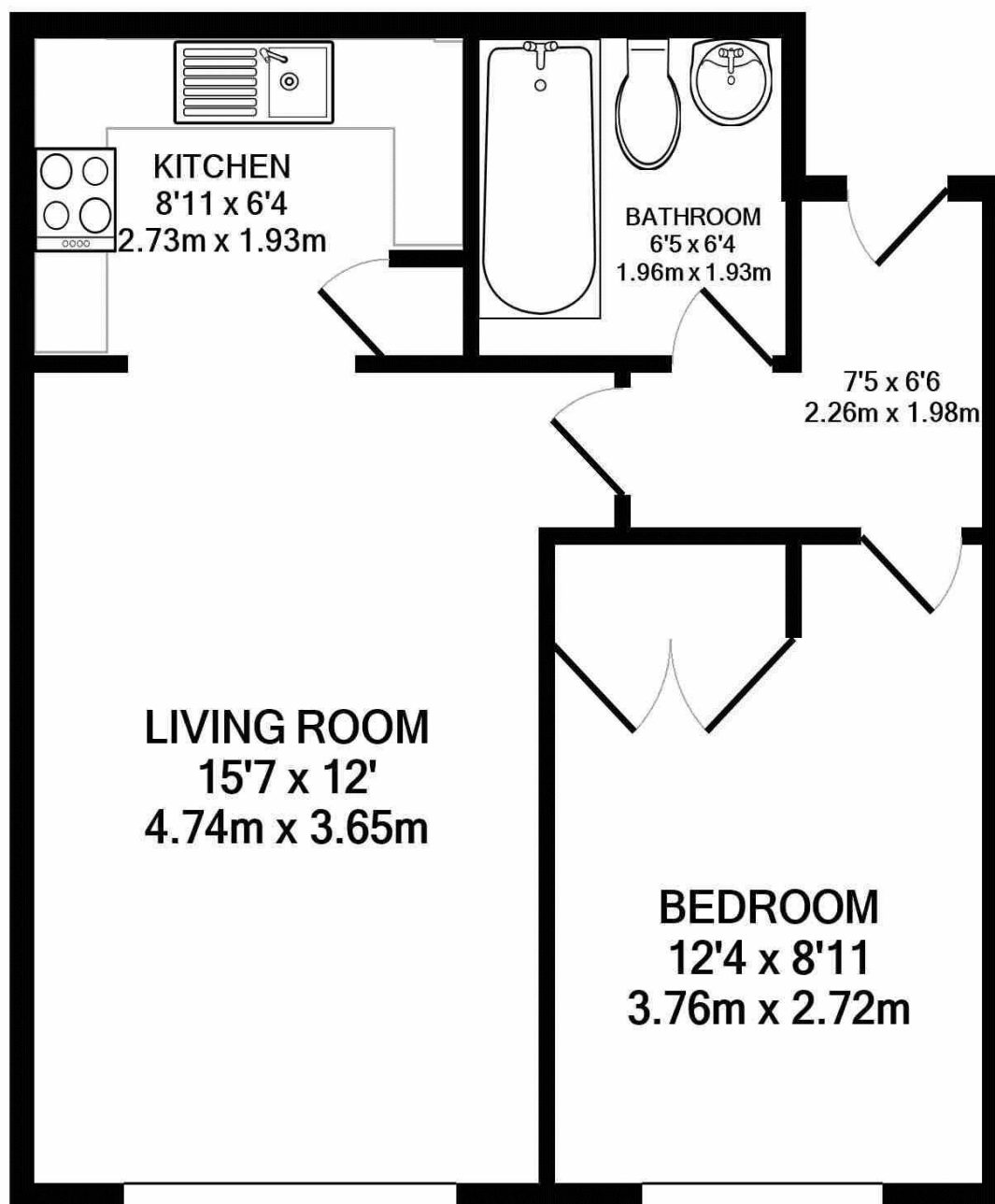
Lease, Ground Rent & Service Charge

The property has a long lease of 156 years. There is a peppercorn ground rent. The annual service charge is £1990.90 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

Made with Metropix ©2020

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk