

Estates

# Browne

**B**  
**E**

SALES & LETTINGS



## **Andace Park Gardens**

Widmore Road, Bromley, Kent BR1 3DH

*A superb, recently decorated one double bedroom ground floor flat*



## Andace Park Gardens

Price £245,000

A superb one double bedroom ground floor flat located in the sought after "Andace Park Gardens" being just a short distance from Bromley High Street and mainline stations.

Throughout, the apartment has recently been decorated and boasts lovely Oak flooring together with both the sitting room and bedroom overlooking the beautiful communal gardens to the rear. The bedroom also benefits from built-in double wardrobes and overlockers.

The modern cream kitchen has a range of matching wall and base units and includes a built-in ceramic hob, under oven with extractor hood over and fridge/freezer and washing machine to stay. There is also a crisp white three-piece bathroom suite.

Owners also have use of the gym, sauna, pavilion and laundry room together with private and visitors parking.

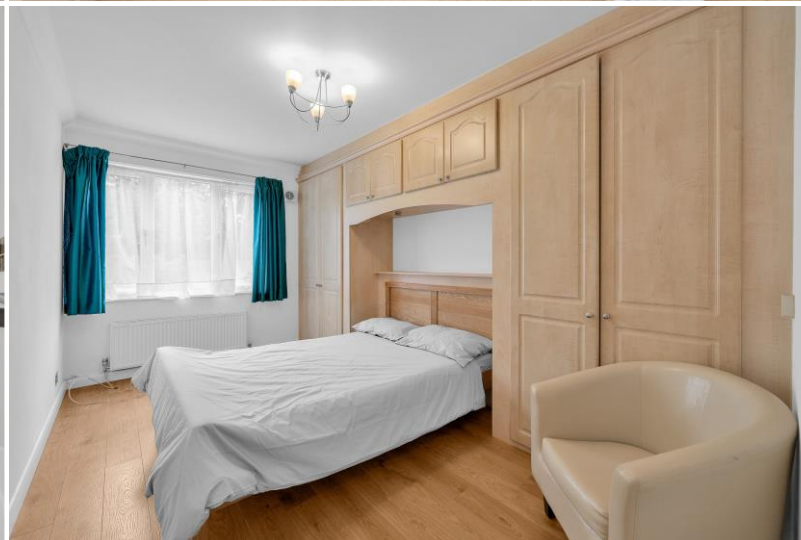
The local M & S store is literally a few steps away with Bromley High Street with its array of shops, bars and restaurants within half a mile.

Bromley North and South station with services to London are also close at hand.

New Lease: 200 years (Just being finalised)    Ground Rent: None    Maintenance: £2,600 pa    EPC: C    Council Tax: C

- 1 Double bedroom
- Built-in wardrobes
- Kitchen with appliances
- White bathroom suite
- Wood finish flooring
- Neutral decor

- Combination boiler
- Pool, sauna and gym
- Private & Visitor parking
- Communal gardens
- Entry phone system
- Chain free

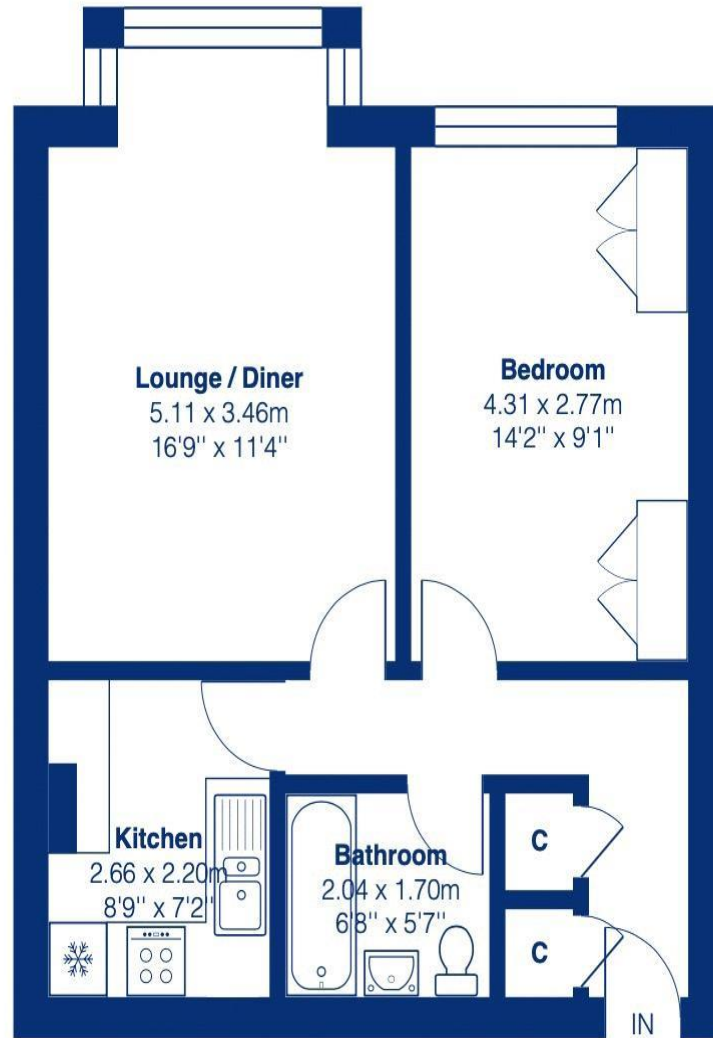






# Andace Park Gardens BR1

Approximate Gross Internal Area = 508 sq ft / 47.2 sq m



Ground floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

#### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



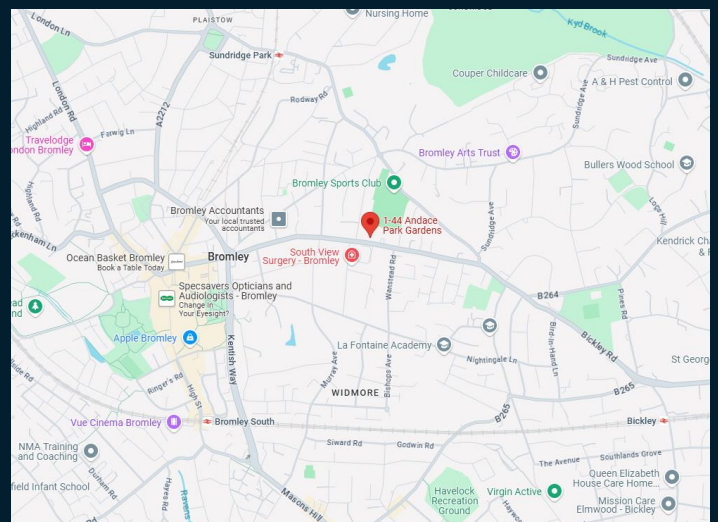
**Additional Information:**

**Council Tax Band: C**

**EPC Rating: C**

**Location: BROMLEY**

**Viewing: Via Browne Estates**



197 Widmore Road, Bromley, Kent BR1 2RG

Email: [sales@browne-estates.co.uk](mailto:sales@browne-estates.co.uk)

Tel: 020 8466 9101

[www.browne-estates.co.uk](http://www.browne-estates.co.uk)