



45 Varney Court, 10 St. Marks Square, Bromley, Kent, BR2 9YD

LEASEHOLD

£420,000

PUBLIC NOTICE

45 Varney Court, 10 St. Marks Square, Bromley, Kent BR2 9YD

We are acting in the sale of the above property and have received an offer of £375,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- 'CHAIN FREE'
- **VERY CLOSE TO BROMLEY SOUTH STATION & HIGH STREET**
- **FITTED 'SOFT CLOSE' KITCHEN WITH INTEGRATED APPLIANCES**
- **LONG LEASE**
- **BATHROOM & EN SUITE SHOWER ROOM**
- **PRIVATE BALCONY**
- **TWO BEDROOMS**
- **UNDER FLOOR HEATING**
- **SECURE ACCESS ENTRY & LIFT OPERATION**
- **VIDEO ENTRY PHONE SYSTEM**

COMMUNAL ENTRANCE HALL

Secure fob operated front door leads into entrance hall with wall mounted letter boxes. Stairs and secure fob operated lift to all floors.

ENTRANCE HALL 15' x 12'8 (l-shaped) (4.57m x 3.86m (l-shaped))

Hardwood front door leads into entrance hall with wood effect flooring and under floor heating, wall mounted secure video entry phone handset, smoke alarm and down lights.

LIVING ROOM AREA 20'6 x 11'5 (max) (6.25m x 3.48m (max))

Full height double glazed windows to one wall with double glazed door leading to balcony. Wood effect flooring with under floor heating, large (7'10 x 3'8) storage/airing cupboard with wall mounted boiler and matching flooring.

PRIVATE BALCONY 20' x 8' (max) (6.10m x 2.44m (max))

Private balcony with decked floor and glass balustrade with views over Bromley.

FITTED KITCHEN AREA 9'3 x 8'10 (2.82m x 2.69m)

Range of modern wall and base units with soft close action and work surfaces with returns over. Smoke alarm, down lights, extractor fan and wood effect flooring with under floor heating. Integrated Hotpoint dishwasher and Zanussi fridge freezer, washing machine, electric oven and hob with brushed steel extractor hood over.

MASTER BEDROOM 12'6 x 12'2 (max) (3.81m x 3.71m (max))

Double glazed window to rear, under floor heating and television point.

EN SUITE SHOWER 7'2 x 5'5 (max) (2.18m x 1.65m (max))

Tile effect flooring, under floor heating, low level WC and wall mounted vanity wash hand basin with local tiling, mirror over and electric shaver point to side. Fully tiled shower cubicle with wall mounted controls, chrome ladder towel warmer and extractor fan.

BEDROOM TWO 9'10 x 9'6 (max) (3.00m x 2.90m (max))

Double glazed window to rear, under floor heating, television and telephone points.

FAMILY BATHROOM 7' x 6'10 (2.13m x 2.08m)

Tile effect flooring with under floor heating, down lights, extractor fan and chrome ladder towel warmer. Panel bath with shower mixer tap with screen and fully tiled walls, wash hand basin with local tiling, mirror over and electric shaver point to side.

LEASE & CHARGES

The lease is for 125 years from 6th December 2018 with 120 years remaining. We are awaiting confirmation of the service charges and ground rent from the management company.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 71sqm (Approx 764sqft)

COUNCIL TAX BAND 'E'

Directions

From Bromley South station cross over the road and turn right into Westmoreland Road cross over Simpsons Road and turn right up the stairs. The entrance is located between Nando's and Pizza Express.