



## Florida Court, Bromley, BR2 0TR

**£425,000 Share of Freehold**

Rarely available 'Chain Free' rear facing two double bedroom ground floor apartment with a share of freehold and large private patio in a much sought after development close to shops, restaurants and Bromley South Station. The property consists two double bedrooms with built in wardrobes, spacious kitchen/breakfast room with integrated appliances, bathroom and shower room. The 16'8 x 15'7 lounge/diner opens out onto private patio (16'7 x 8') and overlooks the beautiful landscaped mature communal grounds. There is a garage en bloc to rear and parking to the front, side and rear.

## COMMUNAL ENTRANCE



Secure video entry phone operated front door leads into communal entrance hall with lift and stairs to all floors.

## ENTRANCE HALL 18'8 x 5'3 (5.69m x 1.60m)

Hardwood front door leads into entrance hall. Coving, two radiators in covers, wall mounted video entry phone handset, storage unit and cloaks area.

## LOUNGE/DINER 16'8 x 15'7 (5.08m x 4.75m)



Full height double glazed panoramic windows and sliding doors to rear leading to private patio. Coving, radiator in cover, SKY point and fitted display unit to one wall with shelving and storage.

## PRIVATE PATIO 16'7 x 8' (5.05m x 2.44m)



Paved private patio to rear overlooking the communal grounds with wooden surround and personal gate to side.

## KITCHEN/BREAKFAST ROOM 22'11 x 7'3 (6.99m x 2.21m)



Panoramic double glazed windows to front, coving, tile effect vinyl floor and white ladder style towel warmer. Range of fitted wall and base units with work surfaces over, enamel sink with extendable mixer tap and drainer. Integrated four ring electric hob with extractor fan over, double electric oven, dishwasher and space with plumbing for washing machine. Space for tall fridge freezer and cupboard housing Vaillant combination boiler.

**BEDROOM ONE 13'5 x 8'11 to wardrobes  
(4.09m x 2.72m to wardrobes)**



Double glazed windows to rear, coving, radiator and built in wardrobes.

**BEDROOM TWO 14' x 8'11 to wardrobes (4.27m  
x 2.72m to wardrobes)**



Double glazed windows to rear, coving, radiator and built in wardrobes.

**SHOWER ROOM 6'3" x 4'6 (1.91m x 1.37m)**



Double shower cubicle with wall mounted thermostatic mixer tap, shower over and wand. Concealed cistern low level WC, vanity wash hand basin with mono bloc mixer tap on unit providing storage, chrome ladder towel warmer, extractor fan, fully tiled walls and floor.

**BATHROOM 6'8" x 5'8 (2.03m x 1.73m)**



Fully tiled walls and floor, extractor fan, concealed cistern low level WC, wash hand basin with mono bloc mixer tap inset into counter top. Panel bath with shower mixer tap and white ladder towel warmer.

**COMMUNAL GROUNDS, PARKING & GARAGE**



Garage en-bloc to rear of building with up & over door. Well maintained mature communal grounds surround the properties with parking to the front, side and rear.

### **LEASE & CHARGES**

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £667 per quarter (approx. £2668 per annum). The leasehold element is for 999 years from 1996 with 971 years remaining.

### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 83sqm (Approx 893sqft)

### **COUNCIL TAX BAND 'E'**

### **AGENTS NOTE**

Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

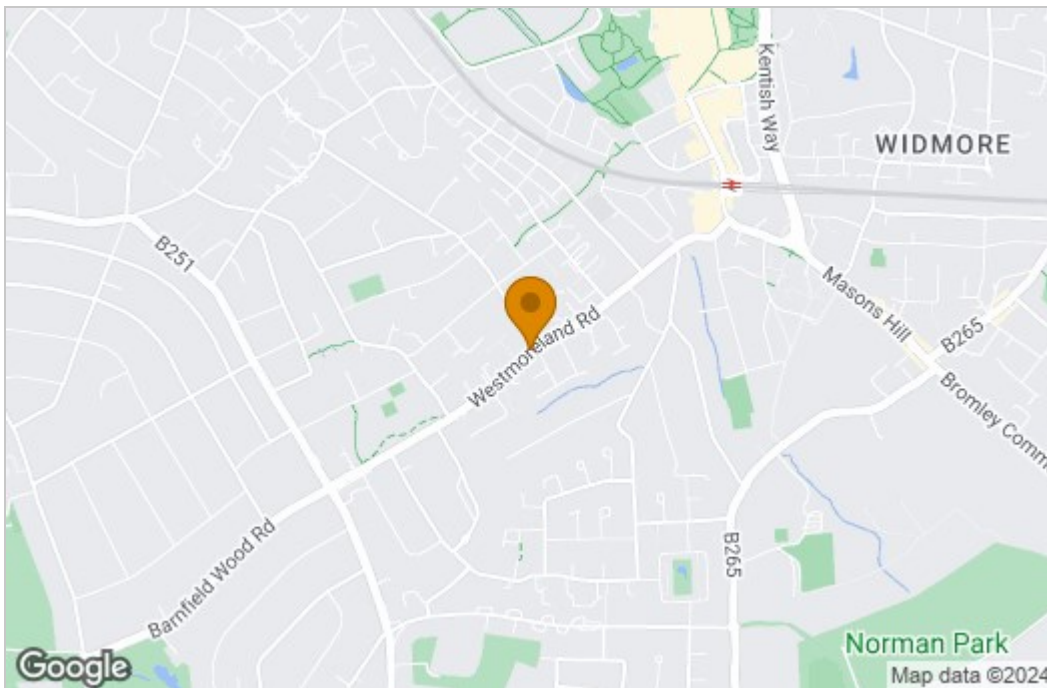
# Floor Plan

## GROUND FLOOR

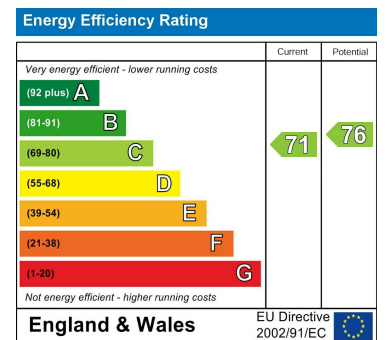


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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