



## **Bracken Hill Close, Bromley, BR1 4AL**

**£225,000 Leasehold**

This one bedroom leasehold flat which is part of small block of seven flats in a small cul-de-sac within walking distance of Bromley Town Centre and Shortlands Village. The property requires some updating but comprises double bedroom, bathroom, ample storage, kitchen and 15'2 x 13'3 L-Shaped lounge/diner overlooking the mature communal grounds providing a delightful woodland setting with stunning views and sunsets across the Ravensbourne Valley. The property also comes with an allocated covered parking space, a 95 year lease and low maintenance charges. Ideal for first time buyers.

**ENTRANCE HALL 18'5 x 3'4 (5.61m x 1.02m)**

Opaque double glazed door to front leads into entrance hall. Radiator, double storage cupboard, cloaks cupboard and telephone point.

**LOUNGE/DINER 15'2 x 13'3 (I-shaped) (4.62m x 4.04m (I-shaped))**



Three double glazed windows to rear providing panoramic views over Shortlands Valley. Radiator and linen cupboard housing wall mounted Worcester Bosch combination boiler.

**KITCHEN 7' x 5'10 (2.13m x 1.78m)**



Skylight and serving hatch to lounge/diner. Range of wall and base units with work surfaces over and local tiling. White sink with mixer tap and drainer, space and plumbing for washing machine, space for under counter fridge, space and point for freestanding gas cooker.

**BEDROOM 11'7 x 8'2 (3.53m x 2.49m)**



Three double glazed high level windows to front, radiator and fitted wardrobes with mirrored sliding doors.

**BATHROOM 7'1 x 6'5 (2.16m x 1.96m)**



Panel bath with local tiling, pedestal wash hand basin, low level WC and wood laminate flooring. Wall mounted mirrored bathroom cabinet, radiator, two mirrors and extractor fan.

## UNDERCOVER PARKING



Covered allocated parking space beneath the flat, plus three visitors parking spaces.

## LEASE & CHARGES

We are informed the property comes with 95 years left on the lease remaining. The Ground Rent is £25 with maintenance £440 per year (excludes buildings insurance which was £858.00 on previous bill).

## TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 37sqm (Approximately 398sqft)

## COUNCIL TAX BAND 'C'

## COMMUNAL GROUNDS



Mature communal grounds provide a delightful woodland setting with stunning views and sunsets across the Ravensbourne Valley.

# Floor Plan

GROUND FLOOR

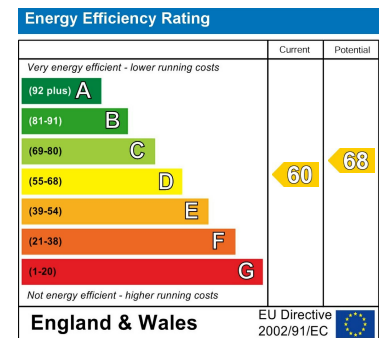


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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