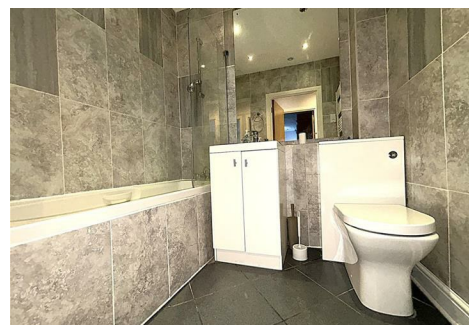




Hardwick House, Bromley, BR2 9GW

£350,000 Leasehold

'Chain Free' two bedroom apartment on Masons Hill just a short walk from Bromley South mainline train station with fast links to London Victoria in just 17 minutes, Bromley High Street and shopping centre.

The property offers master bedroom with en suite shower room, second double bedroom, family bathroom, fitted kitchen and 24'3 x 11'2 lounge/diner with Juliet balcony overlooking the rear with great views of Bromley. There is also an allocated gated parking space and a long lease. Ideal for the professional person(s) with easy access to London and all the amenities you could hope for.

COMMUNAL ENTRANCE



Video entry phone operated front door leads into communal entrance hall with stairs and lifts to all floors.

ENTRANCE HALL 15'1 x 3'7 (4.60m x 1.09m)

Hardwood front door leads into entrance hall with radiator, wood flooring, wall mounted video entry phone, airing and cloaks cupboards.

LOUNGE/DINER 24'3 x 11'2 (7.39m x 3.40m)



Double glazed French doors to rear with Juliet balcony and double glazed windows either side, coving, radiator and wood flooring.

FITTED KITCHEN 8'11 x 5'9 (2.72m x 1.75m)



Range of modern wall and base units with wooden work surfaces over, stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with

brushed steel splashback and extractor hood over, space and plumbing for washing machine, space for tall fridge-freezer and ceramic tiled floor.

BEDROOM ONE 13'11 x 10'2 (4.24m x 3.10m)



Double glazed window to side, radiator and range of fitted wardrobes.

EN SUITE SHOWER ROOM 6'2 x 5' (1.88m x 1.52m)



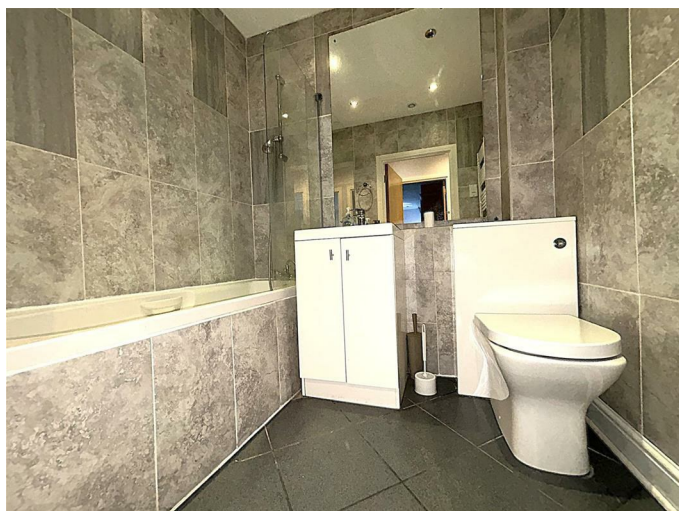
Fully tiled walls and floor, white ladder towel warmer and extractor fan. Double shower cubicle with wall mounted thermostatic mixer tap, concealed cistern low level WC, wall mounted mirror and wash hand basin on vanity unit with mono bloc mixer tap.

BEDROOM TWO 14'3 x 8'5 (4.34m x 2.57m)



Double glazed window to rear, radiator and range of fitted wardrobes.

FAMILY BATHROOM 6'7 x 5'9 (2.01m x 1.75m)



Fully tiled walls and floor, electric shaver point, extractor fan and white ladder towel warmer. Panel bath with shower mixer tap and screen, concealed cistern low level WC, wall mounted mirror and wash hand basin on vanity unit with mono bloc mixer tap.

PARKING



Gated allocated residents parking to rear.

LEASE & CHARGES

The lease is for 155 years from 2007 with 137 years remaining. The current charges are approximately £1323.43 per half year, ground rent is £417.17 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 69sqm (Approx. 743sqft)

COUNCIL TAX BAND 'D'

Floor Plan

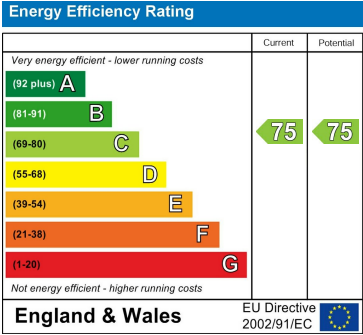


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.