

Beckenham/Bromley

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11 Spruce Park, Cumberland Road, Bromley, Kent, BR2 0EH

SHARE OF FREEHOLD £450,000

Two double bedroom first floor apartment with a Share of the Freehold situated in the highly sought after Spruce Park development located in a conservation area. The apartment has been tastefully improved by the current owners (see agents note inside for full details) with the accommodation comprising large entrance hall with ample storage, 19'6 x 18'9 L-shaped lounge/diner, modern fitted kitchen, master bedroom with new en suite shower room, family bathroom, second double bedroom and spacious South West facing balcony. Externally there are very well maintained communal grounds and garage en bloc to the rear accessed via electric gates. Close proximity to Shortlands & Bromley South stations (17 minutes to London), good local schools, shops and amenities with good bus & tram links to Croydon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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		

- **SHARE OF FREEHOLD**
 - **SOUTH WEST FACING BALCONY**
 - **MODERN FITTED KITCHEN WITH ZANUSSI APPLIANCES**
 - **GARAGE TO REAR & PARKING TO FRONT**
 - **GOOD LOCAL SCHOOLS**
- **L-SHAPED LOUNGE/DINER**
 - **TWO DOUBLE BEDROOMS**
 - **NEW EN SUITE SHOWER & FAMILY BATHROOM**
 - **WELL KEPT COMMUNAL GROUNDS**
 - **WALKING DISTANCE TO BROMLEY**

COMMUNAL ENTRANCE
Secure entry phone operated front door leads into communal entrance hall with stairs to all floors.

ENTRANCE HALL 10' x 9'8 (3.05m x 2.95m)
Hardwood front door leads into entrance hall with coving, wall mounted entry phone handset, two built in cupboards and radiator.

L-SHAPED LOUNGE/DINER 19'6 x 18'9 (5.94m x 5.72m)
Double glazed window to side and double glazed sliding patio doors to front. Coving, double doors to entrance hall, radiator, wall lights, TV point and connection outside for cable if required.

PRIVATE BALCONY 10'2 x 4'7 (3.10m x 1.40m)
Quarry tiled floor with wrought-iron balustrade.

FITTED KITCHEN 12' x 7'7 (3.66m x 2.31m)
Double glazed window to front, radiator and Vinyl flooring. Range of wall and base units with work surfaces over and tiled returns,1.5 bowl cream sink with mixer tap and drainer, integrated Zanussi double oven and Zanussi four ring induction hob with extractor hood over. Space for tall fridge freezer, space with plumbing for dish washer and washing machine, Worcester Bosch Greenstar 4000 wall mounted combination boiler in kitchen unit and radiator.

FAMILY BATHROOM 6'4 x 6'1 (1.93m x 1.85m)
Fully tiled walls and floor, extractor fan, wall mounted pedestal wash hand basin with mono bloc mixer tap and mirrored bathroom cabinet over, low level WC, panel bath with shower mixer tap and screen.

BEDROOM ONE 14'1 x 10'5 (4.29m x 3.18m)
Coving, double glazed window to side and radiator.

WARDROBE AREA 9' x 8'9 (2.74m x 2.67m)
Area to side of bedroom incorporating two double and one triple wardrobe.

EN SUITE SHOWER ROOM 7'5 x 5'2 (2.26m x 1.57m)
Fully tiled walls and floor, chrome ladder towel warmer, extractor fan and down lights. Corner shower cubicle with wall mounted controls and wand, concealed cistern low level WC, with integrated counter top and sink with mono bloc mixer tap and vanity unit below.

BEDROOM TWO 15' x 8' (4.57m x 2.44m)
Coved ceiling, double glazed window to side, radiator and fitted wardrobes.

COMMUNAL GROUNDS & GARAGE
Garage en bloc with up and over door. The garages are approached through electronic gates via Chiltern Gardens and Cayghill Close. Beautifully maintained communal gardens with parking to front.

LEASE & CHARGES
We have been informed by the vendor that the maintenance is £2050 per annum and comes with a Share of the Freehold. The lease was increased to 999 years when the share of the freehold was purchased and have approximately 959 years remaining.

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

COUNCIL TAX BAND 'E'

AGENTS NOTE
The patio doors have the remainder of a 10 year warranty from installation (2018). Carpets were replaced in 2022 with the kitchen flooring replaced in 2024 when the property was fully redecorated. The Worcester Bosch Greenstar 4000 boiler was installed in 2022 along with the radiators and also benefits from the remainder of a 10 year warranty. The kitchen, living room and bedroom windows were replaced in 2024 by a FENSA approved installer and the en suite was also renovated in 2024.

Directions

From our offices in Westmoreland Road proceed towards Bromley South and take the second on the left into Cumberland Road. Spruce Park can be found on the right hand side after Caygill Close.



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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