



Woodview, Bromley, BR2 0RA

£535,000 Share of Freehold

Spacious two bedroom, two bathroom ground floor apartment offered in 'almost new' condition, 'Chain Free', with a Share of the Freehold. Situated in a highly desirable block of just six apartments in a secure gated development. The block is in a sought after residential road opposite South Hill Park, just a short walk from local shops and amenities. Excellent transport links nearby include fast trains to London from Bromley South mainline station and convenient bus routes into surrounding areas. Bromley High Street, with its wide array of shops, restaurants, and leisure facilities is also close at hand. Ideal for professionals, downsizers, or investors so early viewing is highly recommended. Other benefits include a fully fitted kitchen, large lounge, two patios, gated residents parking and communal grounds.

COMMUNAL ENTRANCE



Secure entry code operated front door with opaque glazed inserts leads into entrance hall with ceramic tiled floor, electric heater, lift and stairs to all floors.

ENTRANCE HALL 17'4 x 5'8 (5.28m x 1.73m)

Hardwood front door leads into entrance hall with coving, radiator, wall mounted secure entry phone handset, airing and cloaks cupboards.

LOUNGE 19'7 x 14'6 (5.97m x 4.42m)



Double glazed window to side and double glazed French doors to front with fitted white plantation shutters lead to West facing patio. Coving, two radiators and wall lights.

FITTED KITCHEN 10'4 x 10'4 (3.15m x 3.15m)



Double glazed window to side, down lights and ceramic tiled floor. Range of wall units with under

lights, base units with granite work surfaces over and inset 1.5 bowl brushed steel sink with mixer tap. Four ring gas hob with oven below, brushed steel splash back and extractor hood over, integrated Siemens appliances include washing machine, dish washer, fridge and freezer. Glow worm boiler within wall unit.

FAMILY BATHROOM 6'8 x 6'7 (2.03m x 2.01m)



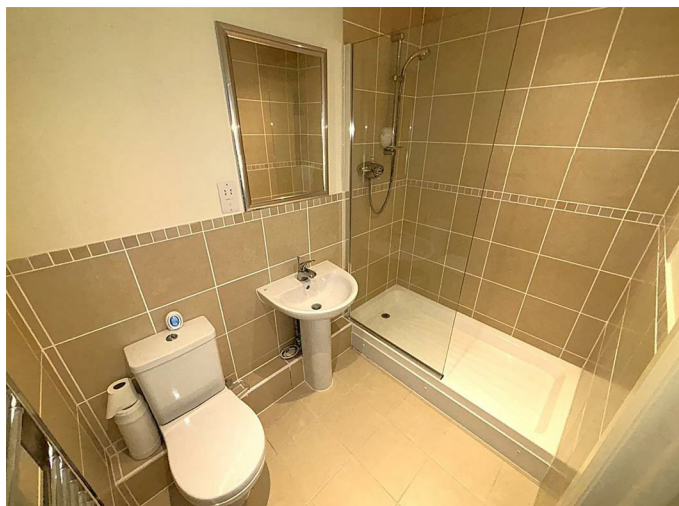
Opaque double glazed window to side, half tiled walls and fully tiled floor. Panel bath with shower mixer tap, concealed cistern low level WC and inset wash hand basin with mono bloc mixer tap. Down lights, extractor fan and chrome ladder towel warmer.

BEDROOM ONE 13'6 x 13'1 (to wardrobes) (4.11m x 3.99m (to wardrobes))



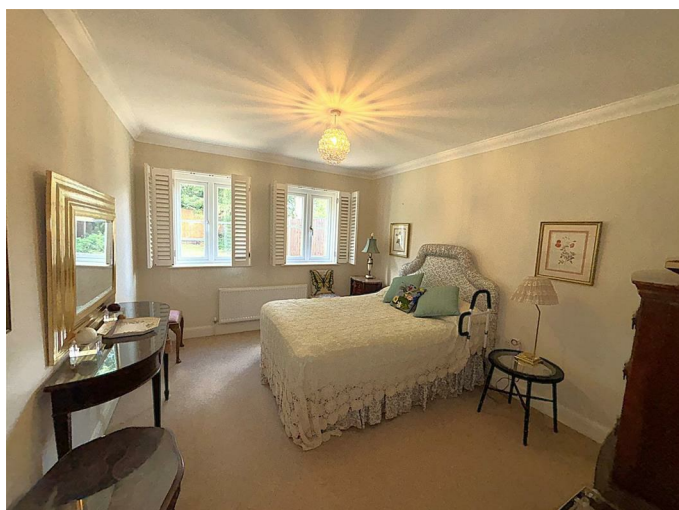
Two double glazed doors to rear with fitted white plantation shutters lead to East facing patio. Coving, radiator, down lights and set of built in wardrobes to one wall.

EN SUITE 7'6 x 4'10 (2.29m x 1.47m)



Ceramic tiled floor, half tiled walls with fully tiled walls to shower. Double shower cubicle with wall mounted controls and screen, low level WC and pedestal wash hand basin with mono bloc mixer tap. Down lights, extractor fan, electric shaver point and chrome ladder towel warmer.

BEDROOM TWO 13'6 x 10'5 (4.11m x 3.18m)



Two double glazed windows to rear with fitted white plantation shutters, coving and radiator.

COMMUNAL GROUNDS AND PARKING



Residents parking to front behind secure entry code operated electric gates with communal gardens to rear.

LEASE & CHARGES

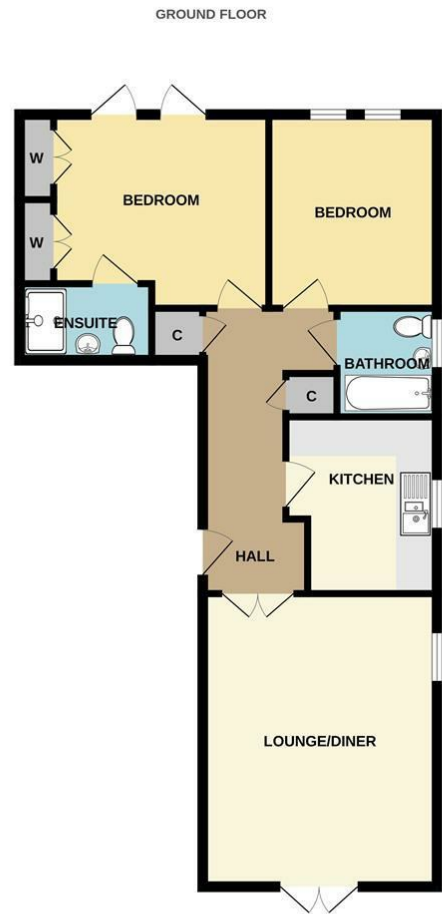
We have been informed that the property comes with a Share of the Freehold and the annual service charge is circa £2,000 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 85sqm (Approximately 915sqft)

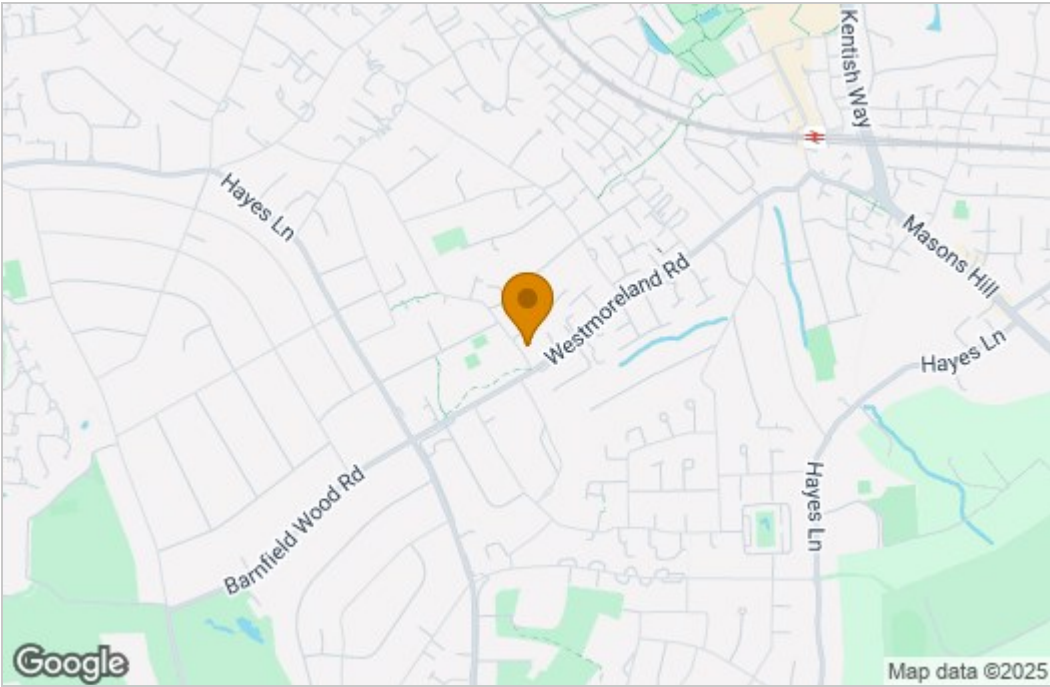
COUNCIL TAX BAND 'E'

Floor Plan

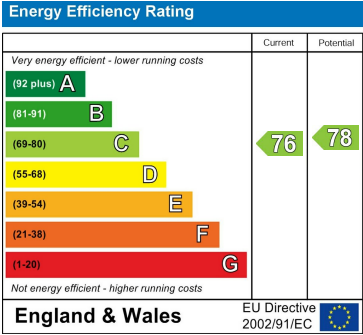


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.