

Beckenham/Bromley

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Lettings
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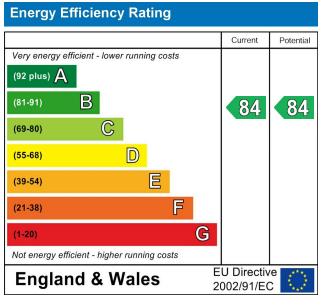


45 Varney Court, 10 St. Marks Square, Bromley, Kent, BR2 9YD

LEASEHOLD

£385,000

'Chain Free' two bedroom apartment located on the ninth floor of the prestigious St Marks development built in 2018 and is offered with a lease of 120 years. Walking distance to Bromley South Station with train links to London in 17 minutes and the actual complex St Marks boasts a VUE cinema, Premier Inn hotel, newly opening gym, shops and restaurants. The apartment boasts a fully fitted kitchen with integrated Zanussi & Hotpoint appliances, open plan living area with doors leading to private balcony with views over Bromley, master bedroom with en suite shower room, second bedroom, modern fitted bathroom, underfloor heating throughout and 24-hour concierge service.



- 'CHAIN FREE'
 - **FITTED 'SOFT CLOSE' KITCHEN WITH INTEGRATED APPLIANCES**
 - **BATHROOM & EN SUITE SHOWER ROOM**
 - **TWO BEDROOMS**
 - **SECURE ACCESS ENTRY & LIFT OPERATION**
- **LONG LEASE**
 - **VERY CLOSE TO BROMLEY SOUTH STATION & HIGH STREET**
 - **PRIVATE BALCONY**
 - **UNDER FLOOR HEATING**
 - **VIDEO ENTRY PHONE SYSTEM**

COMMUNAL ENTRANCE
Secure fob operated front door leads into entrance hall with wall mounted letter boxes. Stairs and and secure fob operated lift to all floors.

ENTRANCE HALL 15' x 12'8 (l-shaped) (4.57m x 3.86m (l-shaped))
Hardwood front door leads into entrance hall with wood effect flooring and under floor heating, wall mounted secure video entry phone handset, smoke alarm and down lights.

LIVING ROOM AREA 20'6 x 11'5 (max) (6.25m x 3.48m (max))
Full height double glazed windows to one wall with double glazed door leading to balcony. Wood effect flooring with under floor heating, large (7'10 x 3'8) storage/airing cupboard with wall mounted boiler and matching flooring.

PRIVATE BALCONY 20' x 8' (max) (6.10m x 2.44m (max))
Private balcony with decked floor and glass balustrade with views over Bromley.

FITTED KITCHEN AREA 9'3 x 8'10 (2.82m x 2.69m)
Range of modern wall and base units with soft close action and work surfaces with returns over. Smoke alarm, down lights, extractor fan and wood effect flooring with under floor heating. Integrated Hotpoint dishwasher and Zanussi fridge freezer, washing machine, electric oven and hob with brushed steel extractor hood over.

MASTER BEDROOM 12'6 x 12'2 (max) (3.81m x 3.71m (max))
Double glazed window to rear, under floor heating and television point.

EN SUITE SHOWER 7'2 x 5'5 (max) (2.18m x 1.65m (max))
Tile effect flooring, under floor heating, low level WC and wall mounted vanity wash hand basin with local tiling, mirror over and electric shaver point to side. Fully tiled shower cubicle with wall mounted controls, chrome ladder towel warmer and extractor fan.

BEDROOM TWO 9'10 x 9'6 (max) (3.00m x 2.90m (max))
Double glazed window to rear, under floor heating, television and telephone points.

FAMILY BATHROOM 7' x 6'10 (2.13m x 2.08m)
Tile effect flooring with under floor heating, down lights, extractor fan and chrome ladder towel warmer. Panel bath with shower mixer tap with screen and fully tiled walls, wash hand basin with local tiling, mirror over and electric shaver point to side.

LEASE & CHARGES
The lease is for 125 years from 1st March 2018 with 118 years remaining. The monthly service charge (which includes the ground rent) is £336.86.

TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 71sqm (Approx 764sqft)

COUNCIL TAX BAND 'E'

Directions

From Bromley South station cross over the road and turn right into Westmoreland Road cross over Simpsons Road and turn right up the stairs. The entrance is located between Nando's and Pizza Express.