

**TO LET**



**Brouard Court, St Marks Square, Bromley, BR2**

**£1,500.00 PCM**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning and modern one bedroom apartment located in the highly desirable Brouard Court, St Marks Square, Bromley. The property comprises of a spacious open-plan fully integrated kitchen/ living room with large floor to ceiling windows allowing in plenty of natural light, a good-sized double bedroom with built in wardrobes, a modern three-piece bathroom with shower over bath and a private balcony.

Brouard Court is located within the highly sought after St Mark's Square Development situated a stone throw away from Bromley South Station (South eastern & Thameslink) and plenty of bus routes offering you excellent transport links. The Glades Bromley shopping centre is just a few minutes' walk away along with many popular bars, pubs, restaurants and shops offering you amazing night life and living.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

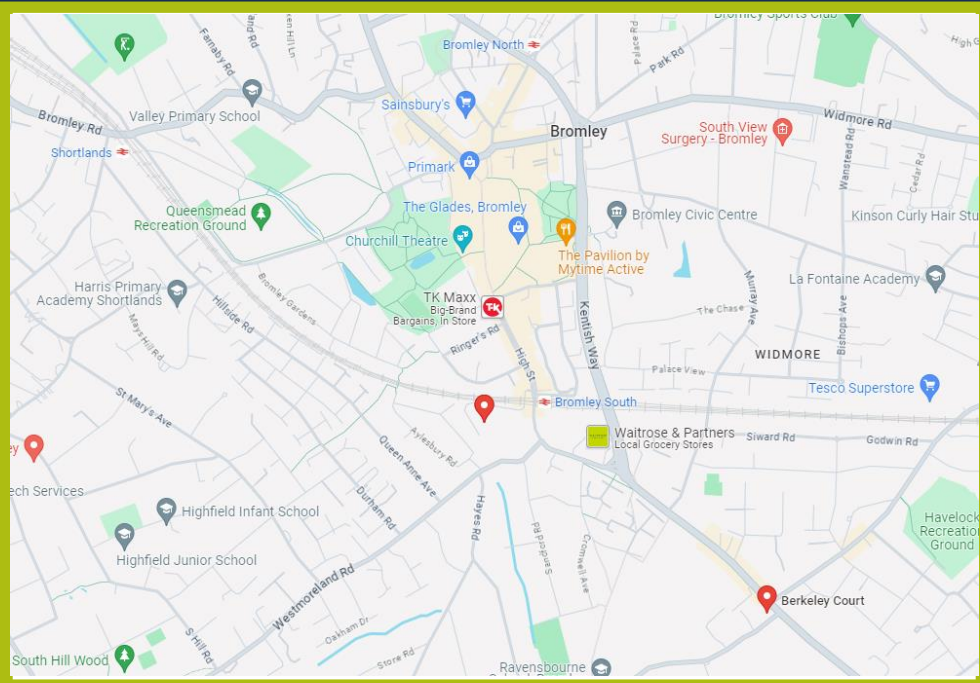
**Date Available – 11/07/2024**

**Holding deposit amount – £346**

**Security Deposit amount (Five weeks rent) – £1,730.00**

**Council Tax Band – D**

**Local Authority – Bromley Council**



**Property Type**

Apartment (Purpose Build)



**Construction Type**

Brick



**Parking**

No Parking



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

*Has the property been flooded in the past five years: NO*

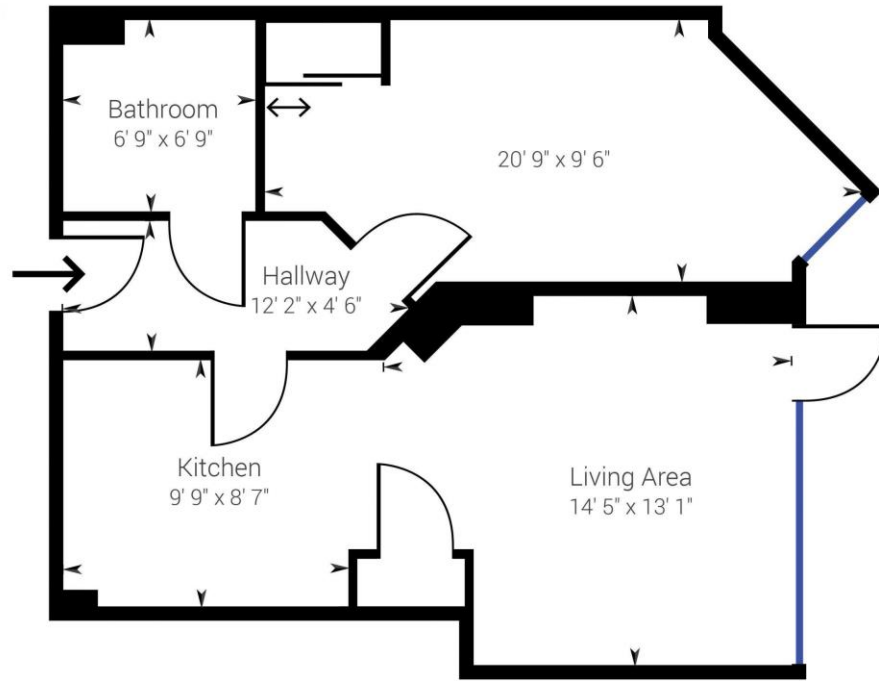
**Level of Risk: None**



**Proposed Development in Immediate Locality?**

None





Address: Brouard Court, BR2  
 Approximate gross internal area: 534.78 ft<sup>2</sup> / 49.67 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	<b>82</b>	<b>82</b>
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		

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 London, SW12 9EY  
 ☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
 30 Watermill Way,  
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**Streatham**  
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