



All enquiries Ref: Thomas Mason



- Leasehold first floor self contained flat with communal gardens and a garage
- Investment

#### Location:

The property is situated on Cadogan Close which is located off Albemarle Road. Public transport links are well provided with Shortlands Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally within Beckenham and Bromley as well as nearby recreational pursuits including Shortlands Golf Club and Queensmead Recreation Ground.

#### Accommodation:

Two bedrooms, reception room, kitchen, bathroom/WC, further separate WC Outside: Communal gardens, garage

#### EPC rating: C

#### Council Tax Band: D

#### Lease:

Held on a lease for a term of 99 years from 25<sup>th</sup> March 1975 – for further information please refer to the legal documentation.

#### Tenancy:

Let on a tenancy at a rent of £1,400 per calendar month – for further information please refer to the legal documentation

#### Rent reserved:

**£16,800** per annum

