



OFFERS IN EXCESS OF

**£240,000**

**48-50 Cooden Close**

Bromley, BR1 3TR



## PROPERTY SUMMARY

A SHARE OF FREEHOLD Beautiful one double bedroom purpose built apartment situated on the ground floor of this highly desirable development located just minutes from Sundridge Park Railway Station. Presented in excellent decorative order throughout, the light and airy accommodation comprises as follows; entrance hall with storage, living/dining room, fully fitted kitchen, family bathroom and bedroom. Externally there is private parking. We strongly advise your inspection to appreciate the accommodation on offer. EPC: D

Share of Freehold  
Service Charge - £1100 p/a  
Ground Rent - £0  
COUNCIL TAX - C  
Construction - Traditional  
Mains Services - Yes  
Heating System - Gas boiler, storage radiators  
Broadband - Sky  
Mobile coverage - All good in area  
Restrictive covenants -

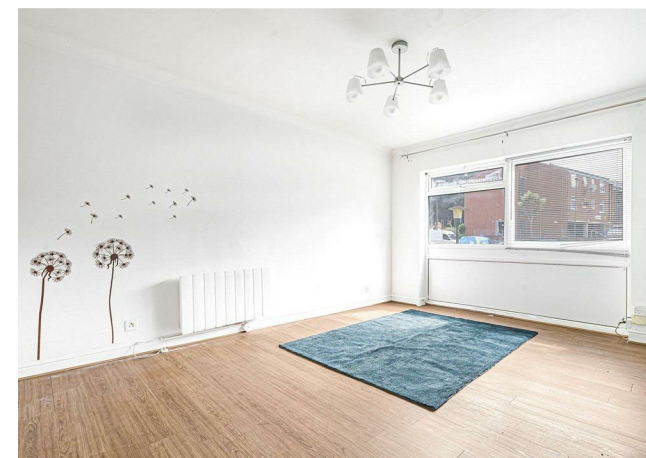
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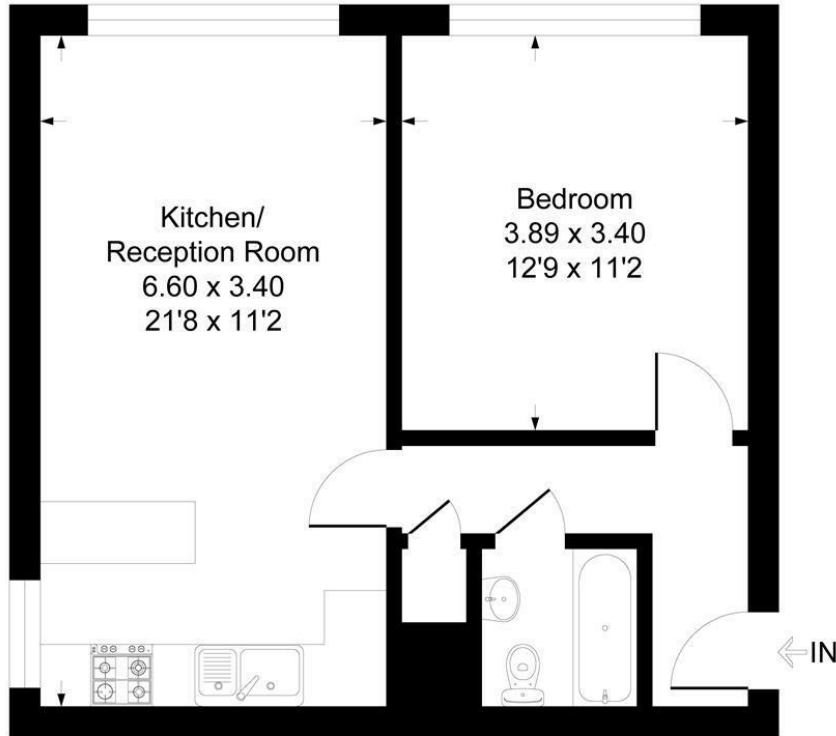






## The Gables, BR1

Approximate Gross Internal Area 45.9 sq m / 495 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

### LOCAL AUTHORITY

### TENURE

Share of Freehold

### EPC RATING

D

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

### OFFICE ADDRESS

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### OFFICE DETAILS

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