



Flat 2 23 Hammelton Road

Bromley, BR1 3PZ

£275,000 Leasehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this Spacious Two-Bedroom Ground Floor Conversion Flat with Great Potential

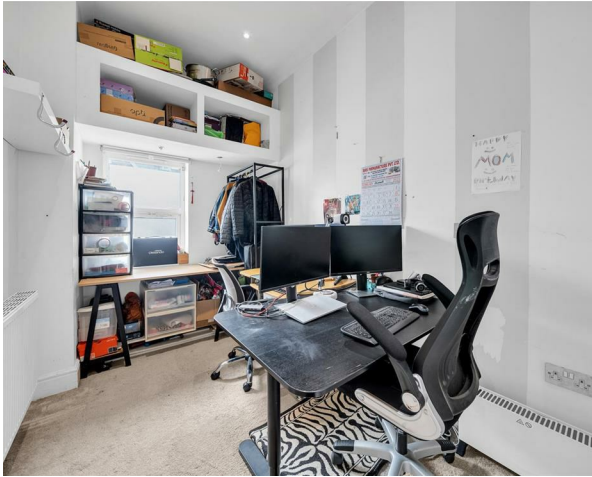
Ideally located just a short walk from Bromley town centre, this well-proportioned two-bedroom ground-floor flat offers a fantastic opportunity for buyers looking to add their own personal touch.

The property features a generous open-plan living room and kitchen, providing a sociable space for entertaining and everyday living. Both bedrooms are of good size, offering comfortable accommodation, while the bathroom benefits from both a bathtub and a separate shower cubicle.

Residents can enjoy access to a communal rear garden, along with the convenience of residents' parking to the front. Positioned close to Bromley North Station and within easy reach of Sundridge Park's local shops and amenities, this home is superbly placed for transport links and daily essentials.

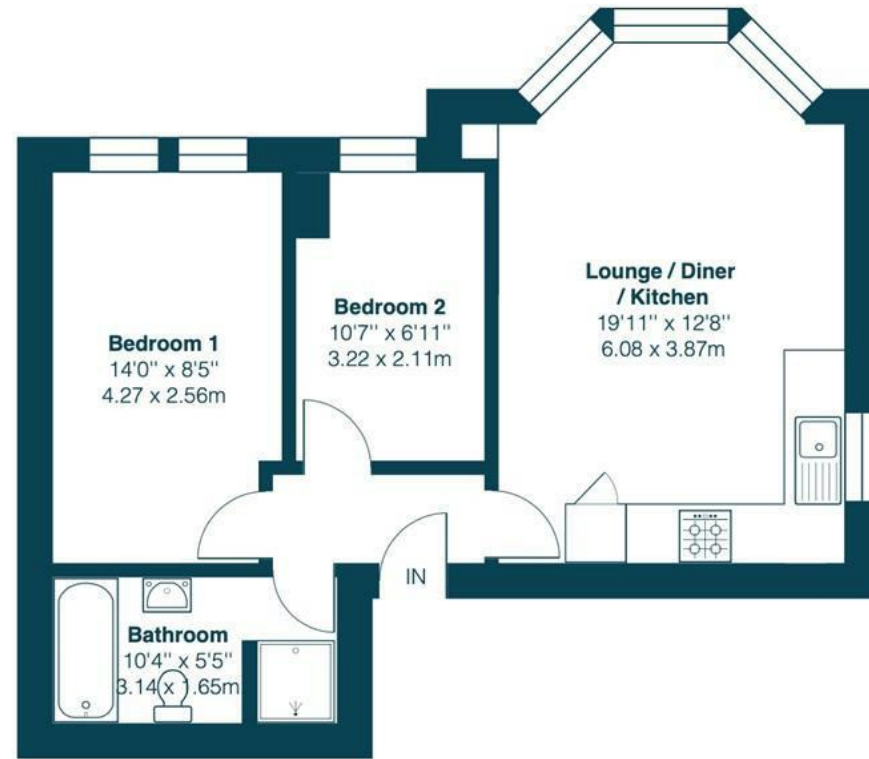
Offered to the market chain-free, this property is in need of updating and general improvement, presenting an exciting prospect for those seeking a home to renovate and personalise.

- GROUND FLOOR CONVERSION
- TWO GOOD SIZE BEDROOMS
- LARGE OPEN PLAN LIVING ROOM/KITCHEN
- BATHROOM WITH BATH & SEPARATE SHOWER
- COMMUNAL GARDEN AT REAR
- RESIDENTS PARKING
- GREAT LOCATION - SHORT WALK TO TOWN CENTRE
- CHAIN FREE SALE



Hammelton Road, BR1

Approximate Gross Internal Area = 522 sq ft / 48.5 sq m



Ground Floor

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.

Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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COMMUNAL HALL

ENTRANCE HALL

Wood effect flooring; radiator; video entry handset.

OPEN PLAN LIVING ROOM/KITCHEN

19'5 x 12'9 (5.92m x 3.89m)

Large double glazed bay window to front; wood effect flooring; radiator.

Kitchen units fitted to one corner with worktops to two walls; stainless steel oven & hob; integrated dishwasher and fridge/freezer.

BEDROOM 1

14' x 8'4 (4.27m x 2.54m)

Double glazed window to front; fitted upper level storage; fitted double wardrobe; radiator.

BEDROOM 2

10'6 x 6'10 (3.20m x 2.08m)

Double glazed window to front; fitted upper level storage; radiator.

BATHROOM

Suite comprising panelled bath; separate built-in shower cubicle; pedestal wash basin; WC; tiled flooring; heated towel rail.

COMMUNAL GARDEN

Communal garden to rear, mainly lawn.

PARKING

Residents parking to front, unallocated.

LEASE & MAINTENANCE

LEASE - 125 Years from 1 January 2009. Approx. 108 years remaining.

MAINTENANCE - £2,549 per year payable in 2 equal instalments

GROUND RENT - Nil

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///narrow.frozen.doors



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.