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| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 61      | 71        |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |



**Sovereign Court | Magpie Hall Lane | | BR2**  
£120,000

-  Warden assisted
-  Ground floor apartment
-  Excellent size kitchen/diner
-  Fitted kitchen
-  Double bedroom with built in wardrobes
-  Fitted shower room
-  Storage cupboard
-  Communal gardens



A GROUND FLOOR WARDEN ASSISTED APARTMENT IN A CONVENIENT LOCATION. Situated in a popular and convenient location, being within easy walking distance of local shops and services in The Fairway with equally easily accessible bus routes into both Bromley and Petts Wood. This property is located on the ground floor of a well-maintained block with a communal garden and ample communal parking. The property offers a good size lounge, a fitted kitchen, a double bedroom with built in wardrobes and a fitted shower room. The property is double glazed throughout and has Economy 7 heating and hot water. Offered in reasonable condition. The property is part Warden assisted with Pull Cord facility 24 hours daily. There is an unexpired lease of 91 years and the Ground rent is set at a Peppercorn. We are awaiting confirmation of maintenance fees.