



Total area: approx. 42.5 sq. metres (457.8 sq. feet)



## Sovereign Court | Magpie Hall Lane | BR2

Asking price of £235,000

-  Chain free
-  2 Bedrooms
-  Ground floor
-  Doors onto rear communal garden
-  Residents parking
-  Newly fitted shower room
-  Communal tea room
-  24 hour emergency pull cord

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Kenton are delighted to present to the market this ground floor apartment situated in a popular over 55's development. Internally, the property has been well-maintained by the previous owner, comprising; a good size living room which provides direct access to the rear communal garden via double sliding doors, and opens on to the kitchen, with ample cupboard space as well as plumbing for a washing machine. Additionally, there are 2 bedrooms of reasonable sizes, with the main room benefitting from wall-to-wall built in wardrobes, plus a newly fitted contemporary shower room. Also worthy of note is the larger than average storage cupboard situated in the entrance hall. Outside, the communal gardens are well-cultivated and residents have access to a communal tea room, as well as residents parking. Sovereign Court is well-situated for the 208 bus route which offers services into Bromley and through to Lewisham, as well as into Petts Wood and Orpington. Plus, an array of convenience shops are located only a mere 3 minutes' walk from the development. We highly recommend your earliest attention to view to appreciate the location and accommodation on offer.

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## Sovereign Court, Magpie Hall Lane, BR2



### Entrance Hall

Wooden front door, large storage cupboard housing water cylinder with ample storage space, 24 hour care line, fitted carpet.

### Living Room

9'5" x 12'4" (2.87m x 3.76m)

Double glazed sliding patio doors providing direct access to the rear communal garden, electric fireplace with decorative wooden surround, electric heater, wall mounted air conditioning unit, fitted carpet. Opening on to:

### Kitchen

9'6" x 5'7" (2.90m x 1.70m)

Double glazed window to the side, range of wall and base units cupboards and drawers, stainless steel sink unit with waste dispenser, extensive working surfaces with splash back tiling, electric hob with integrated oven under and extractor hood over, space for upright fridge freezer, plumbing for washing machine, laminate wood flooring.

### Bedroom 1

8'8" x 10'10" (2.64m x 3.30m)

Double glazed window to the side, range of fitted wardrobes, electric heater, fitted carpet.

### Bedroom 2

6'7" x 9'4" (2.00m x 2.84m)

Double glazed window to the rear, electric heater, fitted carpet.

### Shower Room

Newly fitted, with walk-in shower, low-level WC, wash hand basin in vanity unit, tiled walls, electric fan heater, vinyl flooring.

### Lease Details

Original Lease Term: 126 years from 25th March 1988. Unexpired Lease: Approx 90 years. Current Ground Rent: Nil. Next Ground Rent review date: n/a Current Service Charge: Approx £160.02 per month

### Communal Gardens

### Residents Tea Room

### Residents Parking

