



## Montpelier Court, Bromley, BR2 0QS

**£225,000 Share of Freehold**

### Public Notice

Address: Flat 6 Montpelier Court, 58 Westmoreland Road, Bromley, Kent BR2 0QS

We are acting in the sale of the above property and have received an offer of £195,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

'Chain Free' one bedroom first floor flat with long lease and share of freehold close to Bromley Town Centre with all its amenities and fast travel links to London Victoria in 17 minutes. The accommodation offers 15' x 11'4 lounge, 15' x 9'10 bedroom, 11'2 x 8' kitchen and bathroom. Externally there are well maintained communal grounds and garage en bloc to the rear of the building with off street parking to the front and side. Ideal for the buy to let investor or first time buyer looking for quick travel links to London and easy access to the amenities of Bromley.



### COMMUNAL ENTRANCE

Communal entrance with entry phone system and stairs to all floors. Double glazed door with wall mounted letter boxes to:

### ENTRANCE HALL 6'4 x 5'10 (1.93m x 1.78m)

Radiator and large built-in airing cupboard with meters and storage.

### LOUNGE 15' x 11'4 (4.57m x 3.45m)



Large double glazed bay window to front, radiator ,telephone and TV points.

### FITTED KITCHEN 11'2 x 8' (3.40m x 2.44m)



Double glazed window to side, radiator, entry phone handset and vinyl flooring. Range of wood effect base cupboards with work surfaces over and local tiling, stainless steel sink with mixer tap and drainer. space and point for freestanding electric cooker, space and plumbing for washing machine, space for under counter fridge and wall mounted Ideal combination boiler.

### BEDROOM ONE 15' x 9'10 (4.57m x 3.00m)



Double glazed bay window to front, radiator and built-in wardrobes to one side.

### BATHROOM 10'1 x 5'7 (3.07m x 1.70m)



White bathroom suite comprising panelled bath with mixer taps and wall mounted shower, pedestal wash hand basin with mixer taps and low-level WC. Part tiled walls, vinyl floor, chrome ladder towel warmer and extractor fan.

### COMMUNAL GROUNDS



Well maintained communal grounds to front and rear.

## **GARAGE & PARKING**



Garage en bloc to rear of property with off street parking spaces to front and side.

## **LEASE & CHARGES**

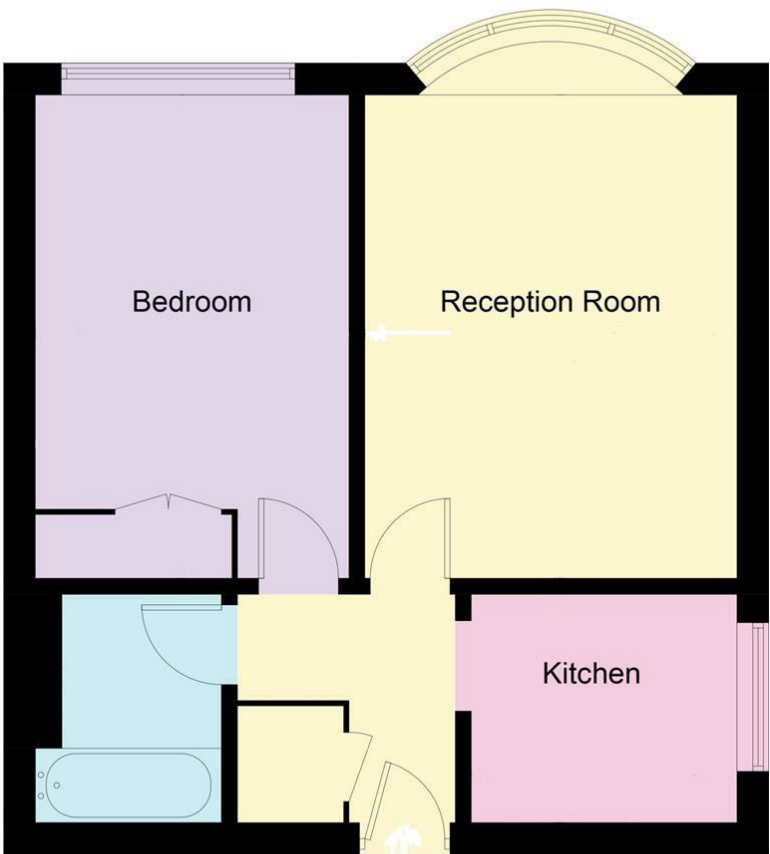
We have been informed that the property comes with a Share of the Freehold and a lease of 133 years remaining. The annual service charge is £2300 (normally is £1700 but extra £600 being charged to pay for planned decorative works)

## **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 49sqm (Approximately 527 sqft)

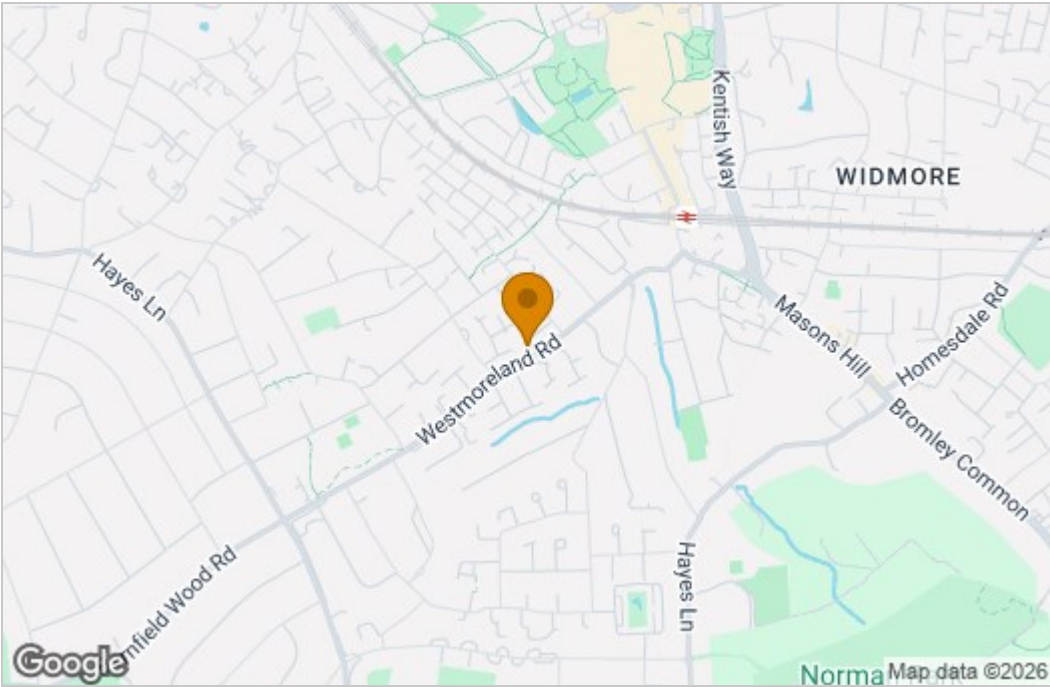
## **COUNCIL TAX BAND 'C'**

Floor Plan

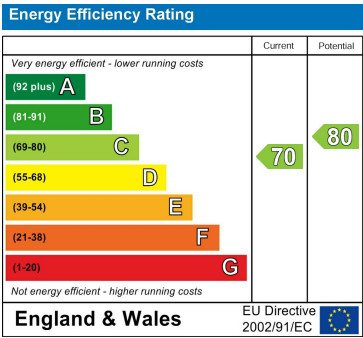


First Floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.