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Westpoint, Bromley, BR2 0ND

Open To Offers £300,000 Share of Freehold

Two bedroom top floor flat set within a highly regarded gated purpose-built development offered with a Share of the Freehold ideally positioned around 0.4 miles from Shortlands Station plus the shops and cafés of Shortlands Village with convenient bus services available on Shortlands Road. The property features L-shaped 17'9 x 13'9 l-shaped lounge/diner, two bedrooms, large bathroom and 14'5 x 7' fitted kitchen. Further benefits include water rates included in service charge, gas-fired central heating, well-maintained communal grounds, an entry-phone system for the electric gates and an allocated parking space.

COMMUNAL ENTRANCE
Fob/code operated pedestrian and vehicle gates lead into the development. Communal entrance with stairs to all floors.

ENTRANCE HALL 9'1 x 4'9 (2.77m x 1.45m)
Hardwood front door with opaque glass inserts leads into entrance hall. Three storage cupboards, wood laminate flooring and wall mounted entryphone handset.

LOUNGE/DINER 17'9 x 13'9 (l-shaped) (5.41m x 4.19m (l-shaped))



Double glazed window to rear and radiator.

FITTED KITCHEN 14'5 x 7' (4.39m x 2.13m)



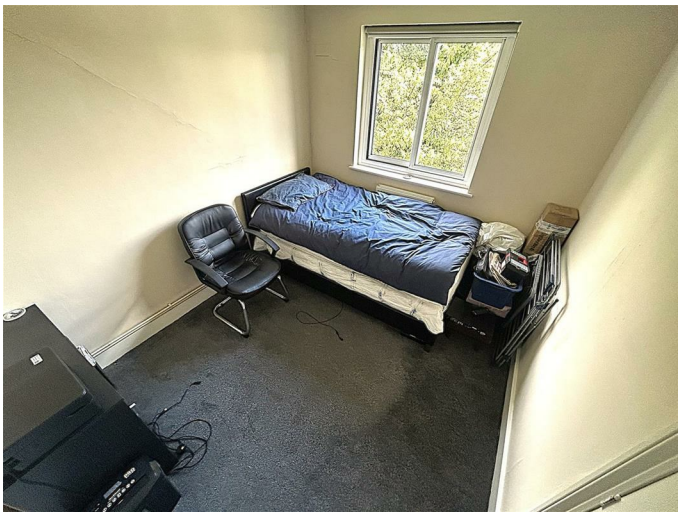
Double glazed window to rear, radiator, built in cupboard and tile effect Vinyl flooring. Range of wall and base units with work surfaces over, stainless steel sink with drainer and local tiling. Integrated four ring electric hob and AEG electric oven, space and plumbing for washing machine and space for under counter fridge and freezer. Wall mounted combination boiler.

BEDROOM ONE 14' x 8'10 (4.27m x 2.69m)



Double glazed window to side and radiator.

BEDROOM TWO 10' x 8'6 (3.05m x 2.59m)



Double glazed window to rear and radiator.

FAMILY BATHROOM 11'4 x 4'10 (3.45m x 1.47m)



Opaque double glazed window to side and half tiled walls. Panel bath with shower mixer tap, pedestal wash hand basin, low level WC with mirrored bathroom cabinet over.

COMMUNAL GROUNDS & PARKING




Well maintained communal gardens behind electric gates. Allocated parking space.

LEASE & CHARGES

We have been informed that the property comes with a Share of the Freehold and the leasehold element has 975 years remaining. The maintenance is approximately £136 per month (£1632 per annum) which includes water rates.

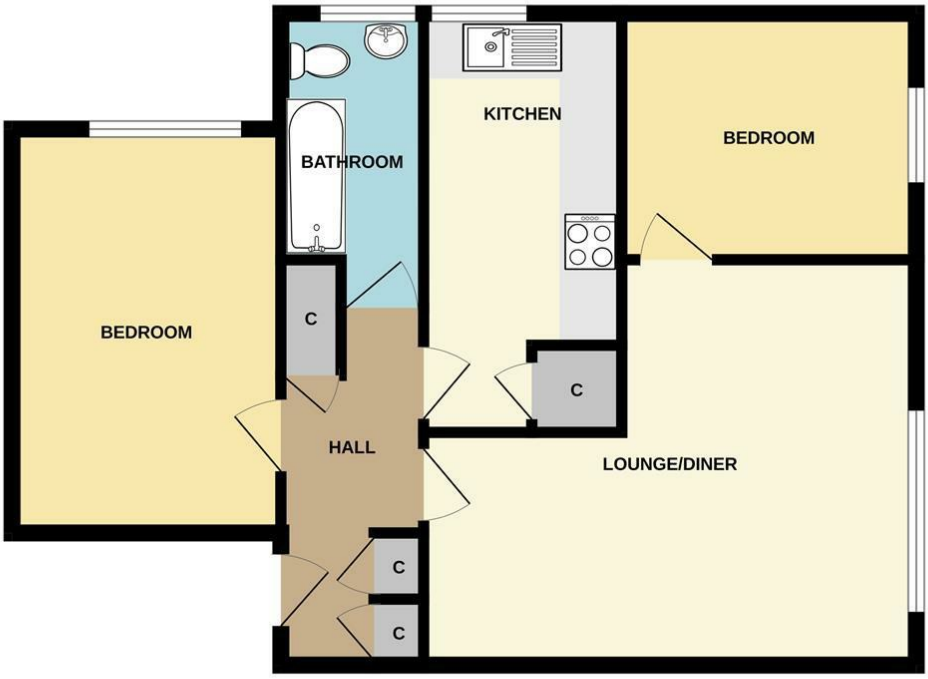
TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 60sqm (Approx. 645sqft)

COUNCIL TAX BAND 'C'

Floor Plan

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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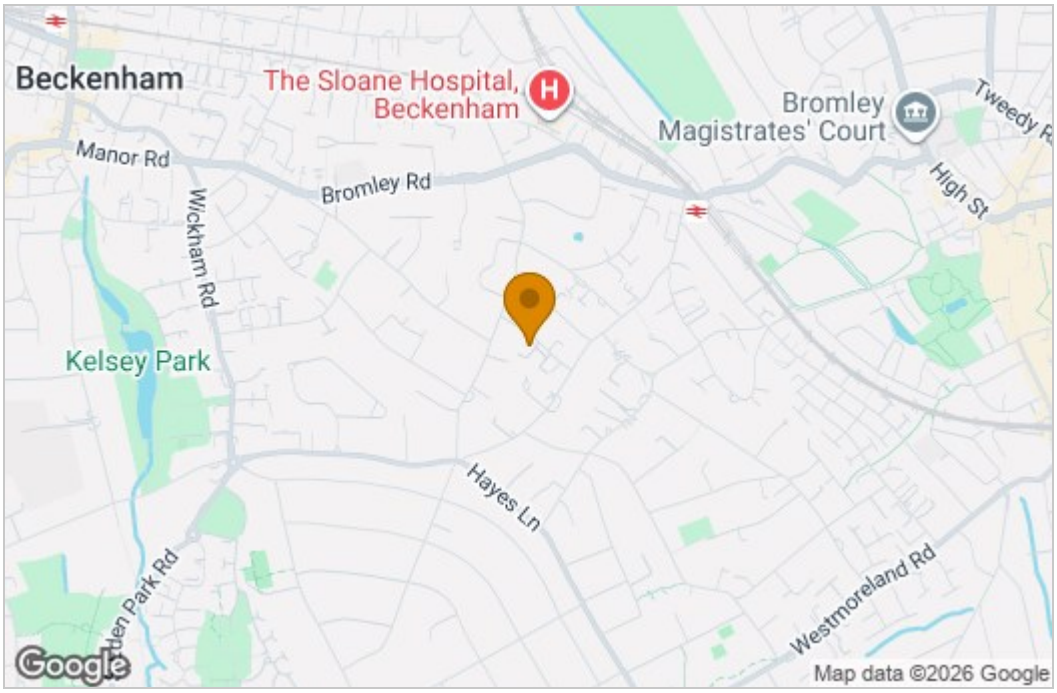
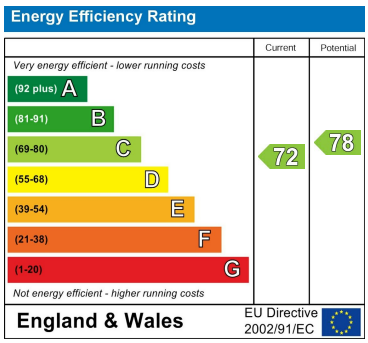
Area Map



Energy Efficiency Graph



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