Flat 7 Linton Court, 23 Crescent Road, Bromley, Greater London, BR1 3PN

Monthly Rental Of £1,300

Waghorn & Company

Independent Estate Agents

# * One Bedroom Top Floor Flat * Lounge/Diner & Separate Kitchen * Allocated Parking * Holding Deposit £250 / Security Deposit £1,500 * Convenient Location * EPC Rating / Council Tax Band C - £1,733.07 P.A. *

Waghorn & Company *award winning letting agents* are delighted to offer the the market this immaculately presented, 1 bedroom flat which is conveniently located for local Schools, Shops & Sundridge Park Station. The property offers good sized accommodation throughout with the added benefits of a separate kitchen and allocated parking. An early viewing is highly recommended to avoid disappointment.

**Entrance**
Access is via a communal entrance door with stairs leading to the private entrance door which opens to the entrance hall.

**Entrance Hall**
Doors to bedroom, sitting room and bathroom, telephone entry system, airing cupboard and radiator.

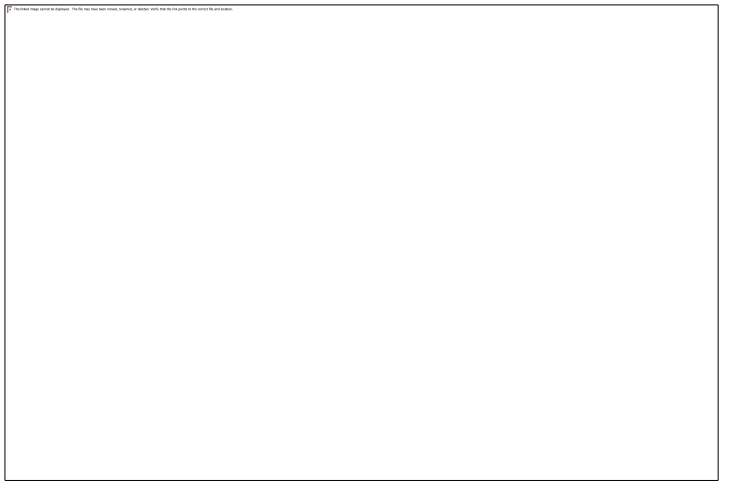
**Sitting Room** 10' 10'' x 14' 6'' (3.30m x 4.42m)
Two double glazed windows to front, door to kitchen and radiator.

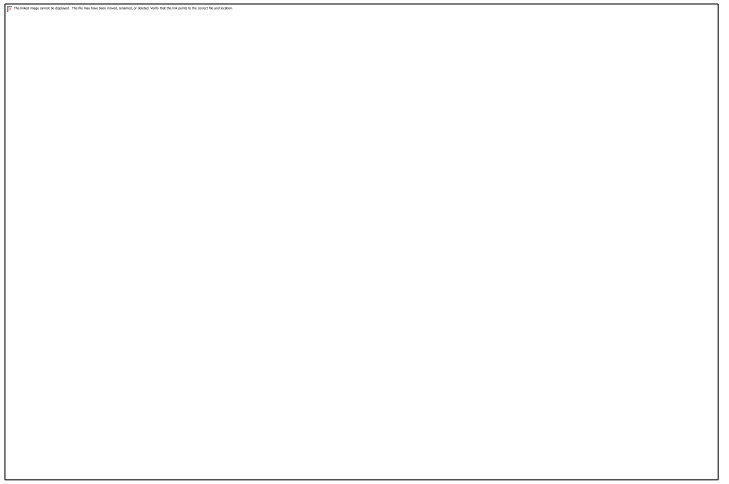
**Kitchen** 7' 8'' x 9' 5'' (2.34m x 2.87m)
Double glazed window to side, one and a half bowl sink and drainer with cupboards under a further range of matching base and wall units, ceramic wall tiling, wall mounted gas boiler, inset four ring gas hob with extractor hood over and electric oven under, washing machine and a free standing fridge freezer.

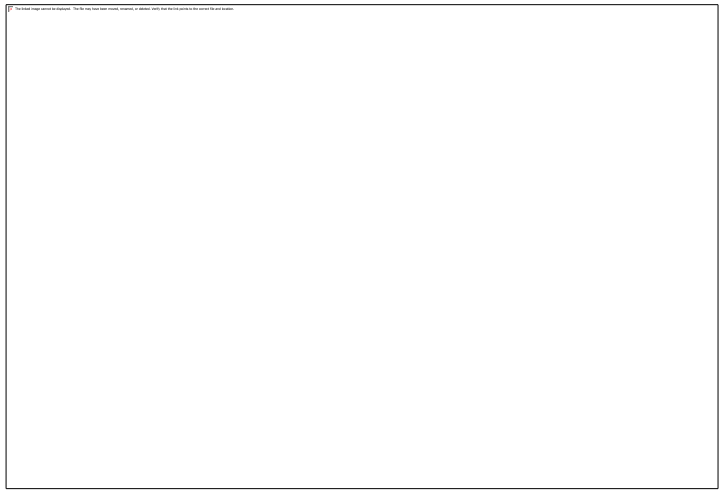
**Bedroom** 9' 0'' x 11' 10'' (2.74m x 3.60m)
Double glazed window to front, built in double wardrobe and radiator.

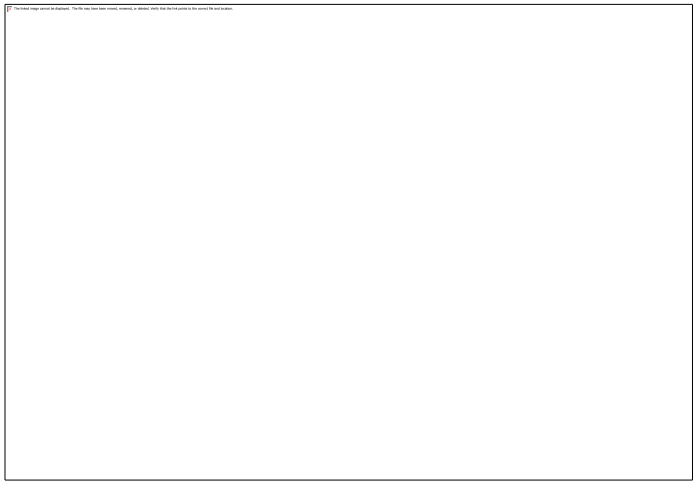
**Bathroom** 6' 0'' x 5' 2'' (1.83m x 1.57m)
Panelled bath with mixer taps, electric shower, ceramic wall tiling, tiled flooring, low level W/C, pedestal hand wash basin, fitted wall mirror, extractor fan and radiator.

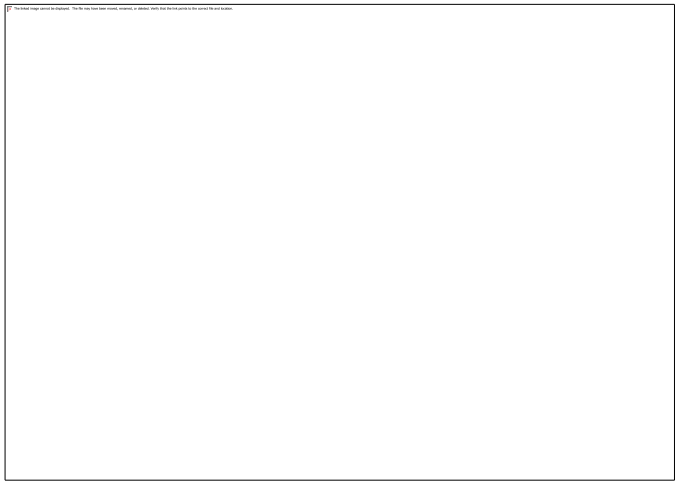
**Outside**
To the rear of the property is a hard standing area providing allocated parking with the remainder of the garden being laid to lawn providing a communal garden with flowered borders housing an array of established shrubs and plants.

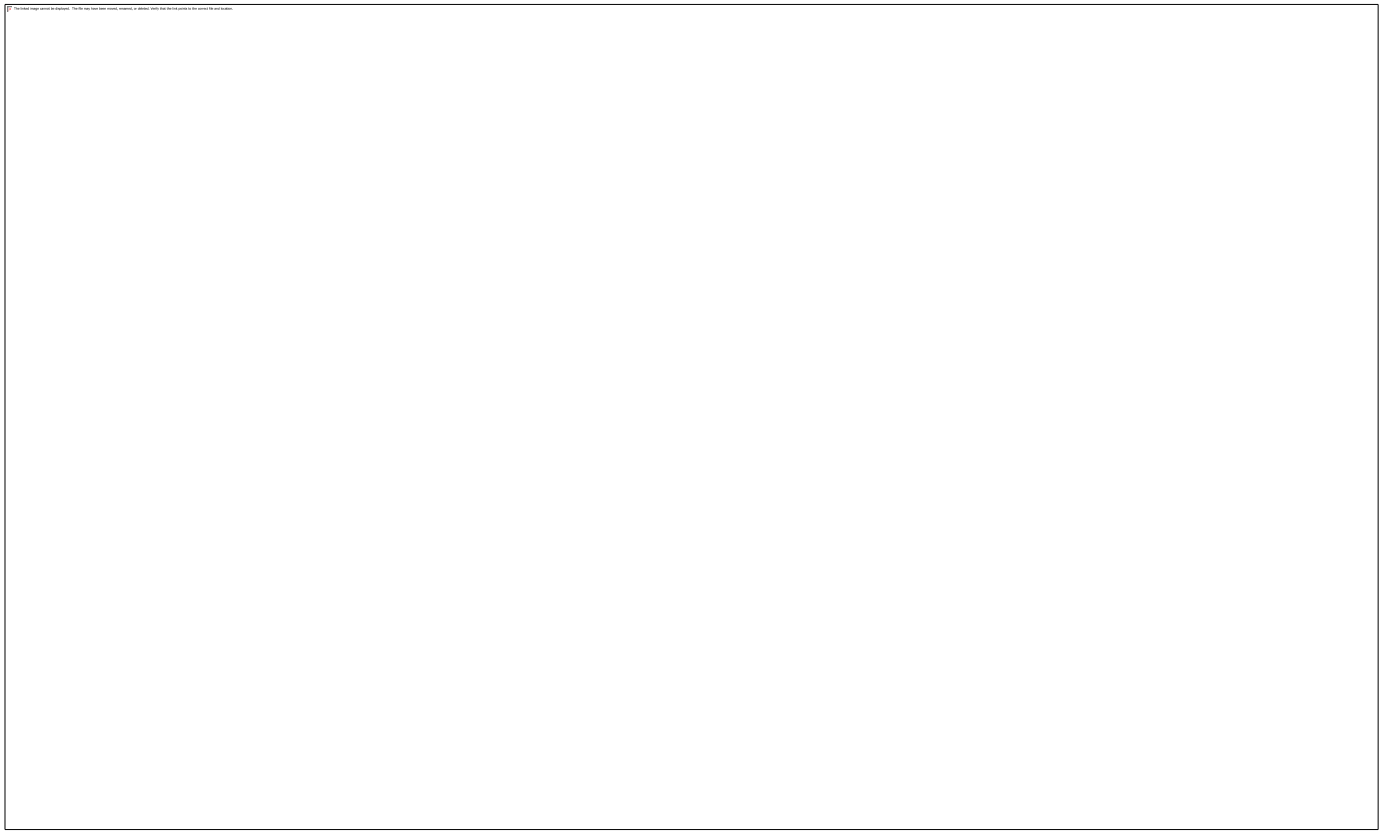


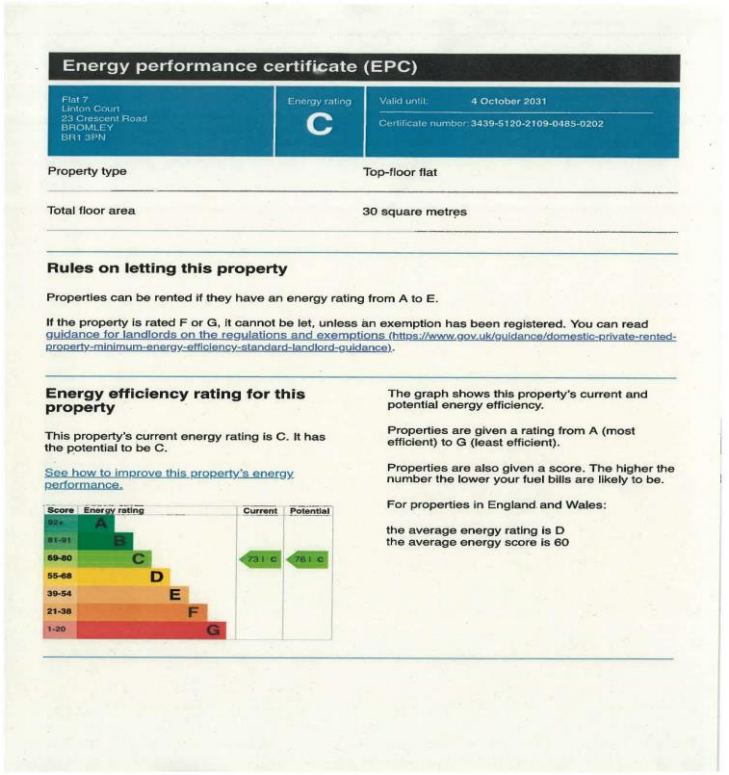












## Energy performance certificate (EPC)

Flat 7
Linton Court
23 Crescent Road
BROMLEY
BR1 3PN

Energy rating: C

Valid until: 4 October 2031

Certificate number: 3439-5120-2109-0485-0202

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 30 square metres |

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance.



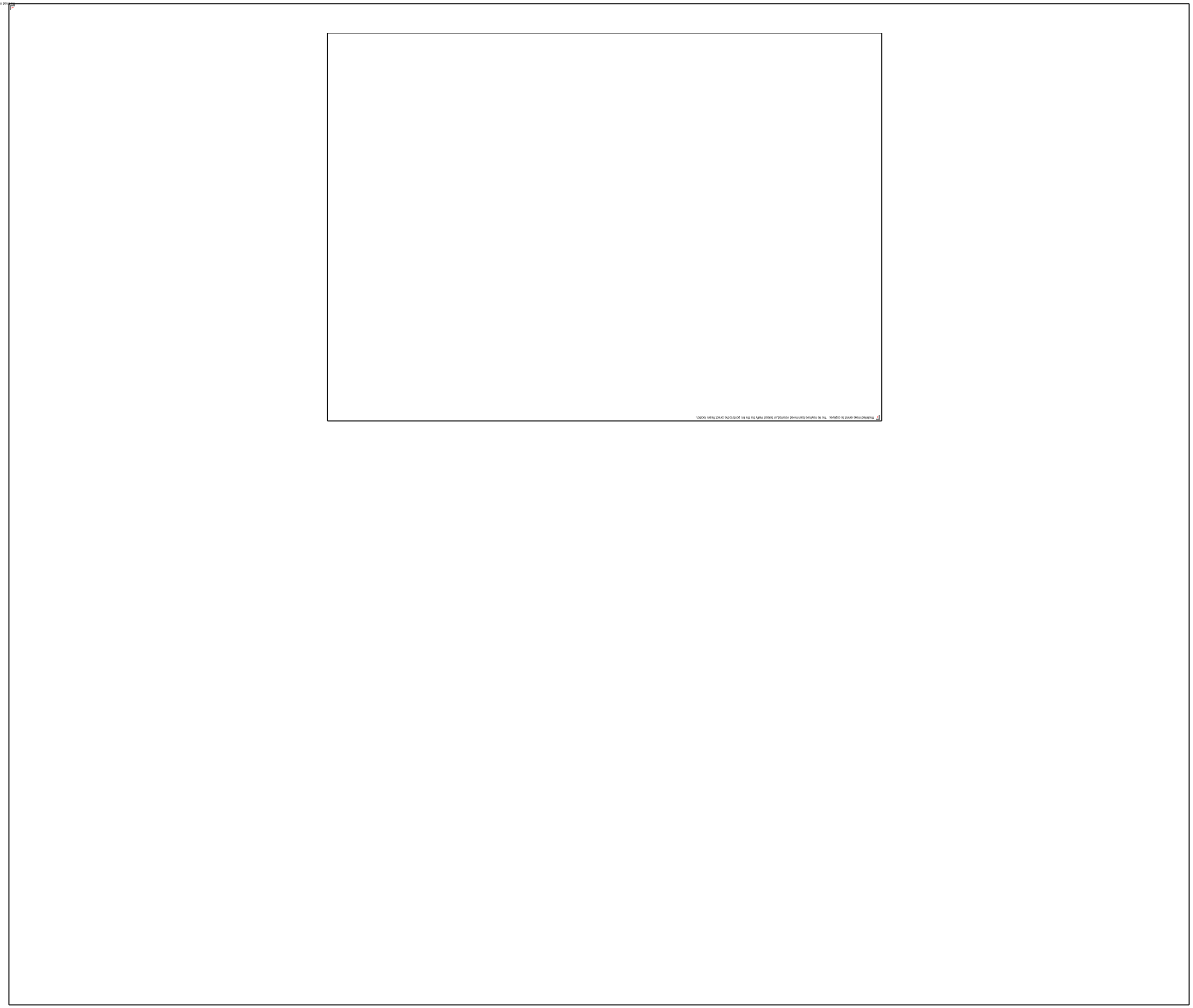

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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