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REAL ESTATE

1 Hardwick House, Masons Hill, Bromley, Kent BR2 9GW

Smart Purpose Built Flat Close To Bromley South Station & Town Centre

- **Purpose built, ground floor flat**
- **2 bedrooms & 2 bathrooms**
- **Approx. 680sqft (63.2sqm)**
- **Well-presented throughout**
- **Double glazing and gas central heating**
- **Allocated parking space**
- **OIEO £300,000 l/h**



This purpose built 2 bedroom, 2 bathroom flat benefits from a particularly convenient location just a quarter mile from Bromley South Station and the busy town centre.

Located on the ground floor of a modern apartment block built by Barratt Homes in 2007, accommodation extends to approx. 680sqft (63.2sqm) and comprises a fitted kitchen, generous dual aspect lounge/diner, master bedroom with full height window and en-suite shower room, further double bedroom and three-piece bathroom with a shower over the bath. The property offers gas-fired central heating, double glazed windows and several built-in storage cupboards for both household and bulky items.

Well-presented throughout and benefitting from an allocated parking space, the property sits away from the main block with access directly from the secure grounds (no communal hallway). This flat ticks the vast majority of boxes and provides strong competition to others in the same price bracket.

An ideal first time buy or investment, the property is vacant and available with no onward chain.







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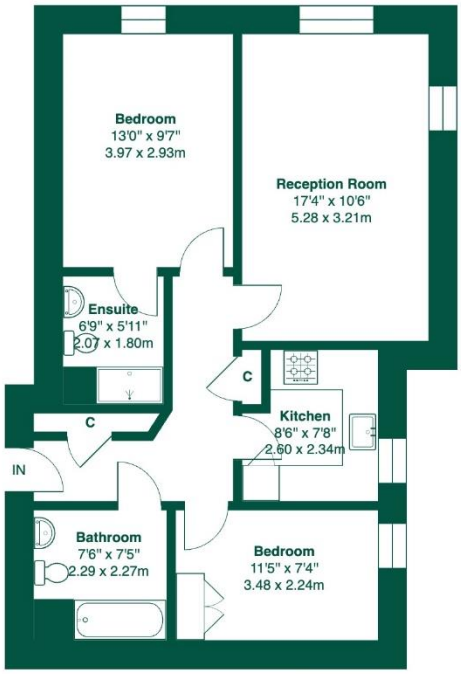






Masons Hill, BR2

Approximate Gross Internal Area = 680 sq ft / 63.2 sq m



Ground Floor

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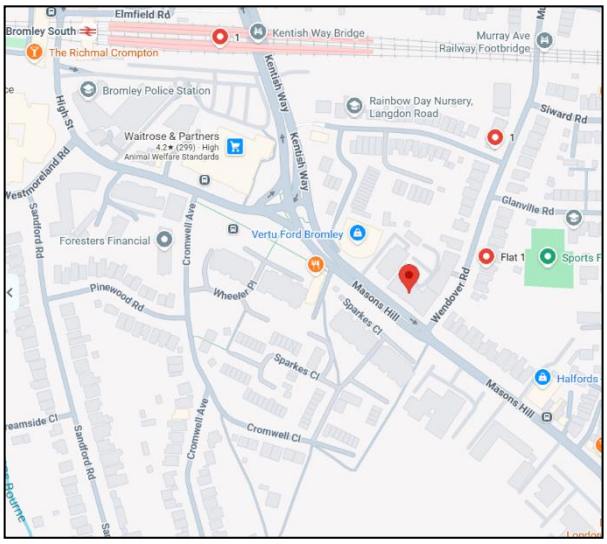
This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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The property is located on the Eastern side of Masons Hill on the corner of Wendover Road.

Bromley South Station is within a quarter mile and offers direct services into London Victoria in as little as 18 minutes. The busy town centre offers all manner of well-known retail and leisure outlets with the Glades Shopping Centre located within a half mile of the property. Other notable local facilities include a multi-screen cinema, choice of supermarkets and a leisure centre.



Council Tax
The local authority is Bromley Council and the property sits in Council Tax band D. The Council Tax rate payable for 2026/27 is £2,140.04.

Tenure
The property is held leasehold, with approx. 107 years unexpired. The ground Rent is currently £379.25pa and is reviewed every 15 years in line with the Retail Price Index. The service charge for 2026 is £1,878.85 including buildings insurance and the water rates for the flat.

Terms
Offers in excess of £300,000 are invited for the long leasehold interest.

Energy Performance
The property was last assessed for energy performance in 2020 and was awarded a certificate in Band C. The EPC is available by clicking the following link…

1 Hardwick House EPC

Availability & Viewings
Keys are held and viewings can be arranged at short notice.

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