



## ESTATE AGENT



### Field Close

Bromley, BR1 2SF

Guide price £400,000

\*\*\* Guide Price £400,000 - £415,000 \*\*\*

CHAIN FREE. Situated within the sought-after Palace Estate area of Bromley, this freshly decorated, spacious three-bedroom ground floor apartment offers approximately 766 sq ft of well-proportioned accommodation, a Share of Freehold, and direct access to a private patio area and attractive communal gardens.

The property comprises an entrance hall, a generous reception room with large windows and doors overlooking the gardens, and an adjoining dining room (originally the 3rd bedroom) which provides flexible space for formal dining, home working or to be re-instated as a bedroom. The modern fitted kitchen offers an excellent range of wall and base units and integrated appliances. There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with an updated shower room. The apartment is presented in excellent decorative order throughout and benefits from gas central heating, double glazing and an abundance of natural light. Externally, residents enjoy beautifully maintained communal gardens, with this ground floor apartment benefiting from direct access onto a private patio area and a garage en-bloc

Field Close is enviably positioned within the Palace Estate, one of Bromley's most desirable residential locations. The property is conveniently situated for Bromley Town Centre, offering an extensive range of shops, restaurants, cafes, bars and leisure facilities. Excellent transport links are available nearby, with Bromley South Station providing fast and frequent services into London Victoria in approximately 17 minutes. EPC Rating C.

Tenure: Share of Freehold

Lease Term - 966 years. Service Charge - £2,170 per annum. Ground Rent - Nil

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- Share of Freehold
- Palace Estate Location
- Flexible Living Space
- Ground Floor Position with Garden Access
- Well-Appointed Fitted Kitchen
- Modern Shower Room
- Beautifully Maintained Communal Gardens
- Walking Distance to Bromley Town Centre
- Close to Bromley South Station (Victoria in Approx. 17 Minutes)
- Chain Free



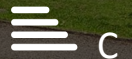
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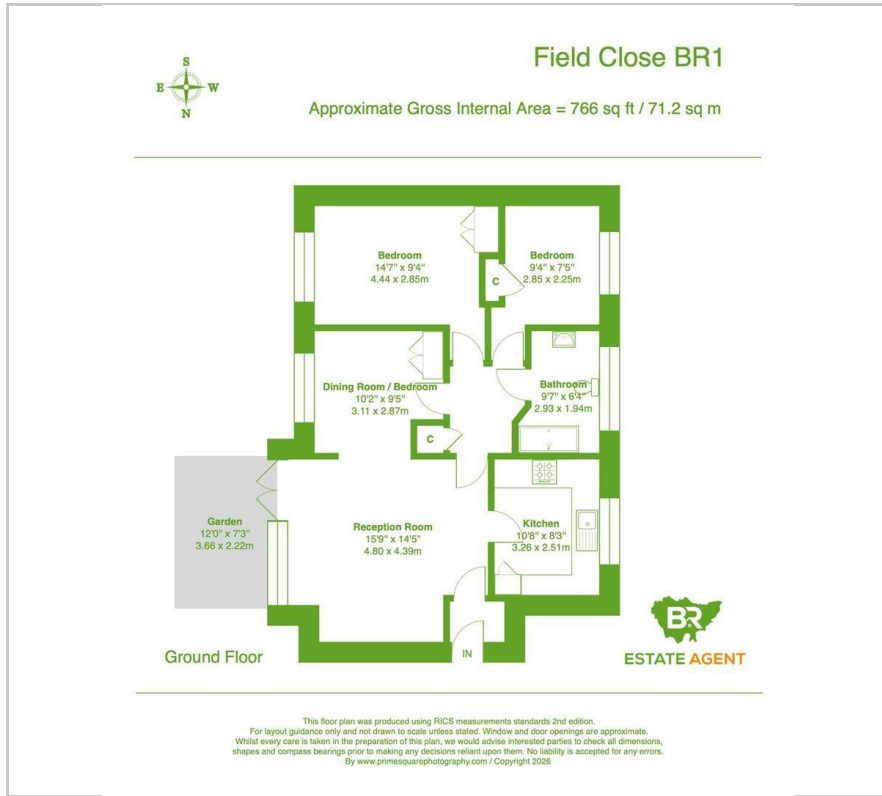


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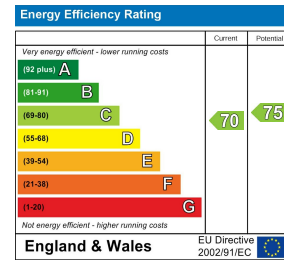
## Floor Plan



## Area Map



## Energy Efficiency Graph



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