



## Ardleigh Court, London Road Bromley, Kent BR1 3SB

*A superb 2 double bedroom 2 bathroom 2<sup>nd</sup> floor apartment*



## Flat 7, Ardleigh Court, 117, London Road

Guide Price £375,000

CHAIN FREE.

A superb 2 Double Bedroom 2 Bathroom 2nd Floor Apartment offering bright and airy accommodation ideally located at the top of Bromley with good access to Bromley High Street with both North and South train stations with fast services to London.

Being on the 2nd floor, the apartment offers great views of the surrounding area and boasts access to balconies from both bedrooms. Further benefits include master bedroom with an en-suite shower room, underfloor heating, double glazing, entry phone system, secure private underground parking with storage cage and internal access.

Service Charge £2,300 pa. Ground Rent £250 pa. Lease 125 years from 2006 (To be verified through solicitors) EPC C Council Tax Band E

- 2 Double Bedrooms with balconies
- 2 Bathrooms
- 19'6 Sitting Room
- Open Plan Kitchen
- Juliet Balcony

- Lift
- Entryphone
- Communal gardens
- Secure Parking
- Close to Bromley North







# London Road, BR1

Approximate Gross Internal Area = 764 sq ft / 71 sq m



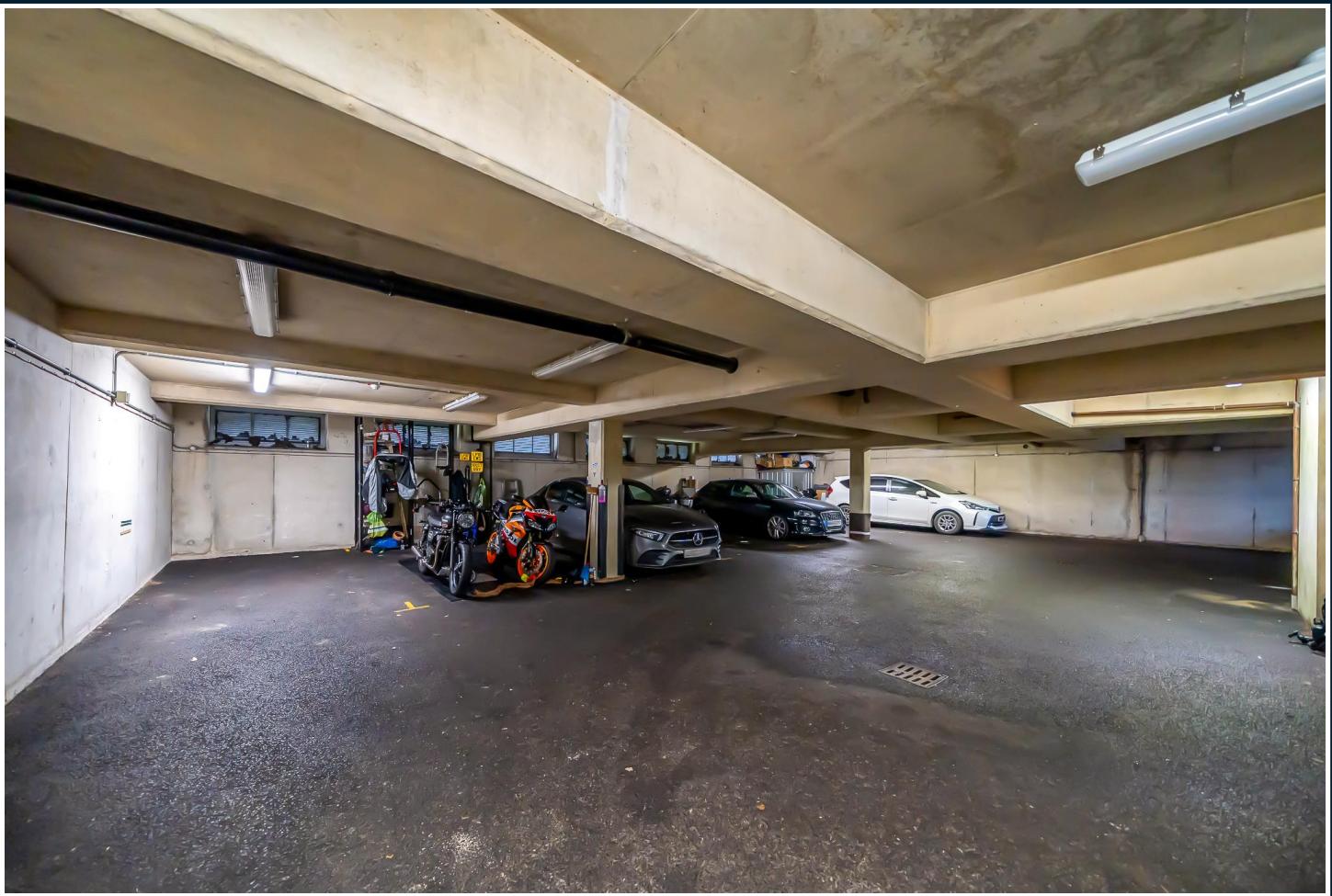
## Second Floor

This plan is 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.

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### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



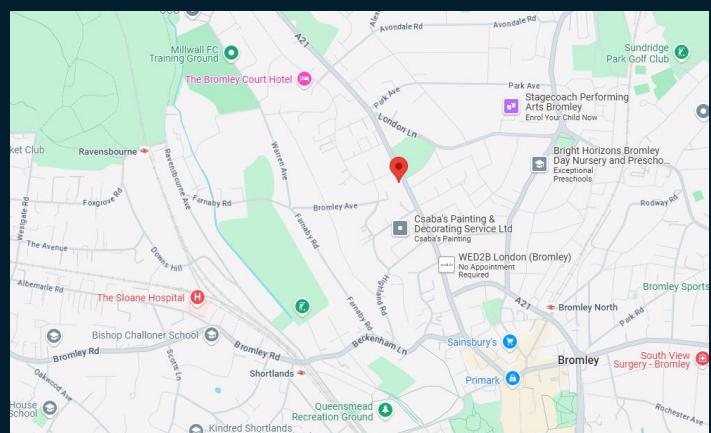
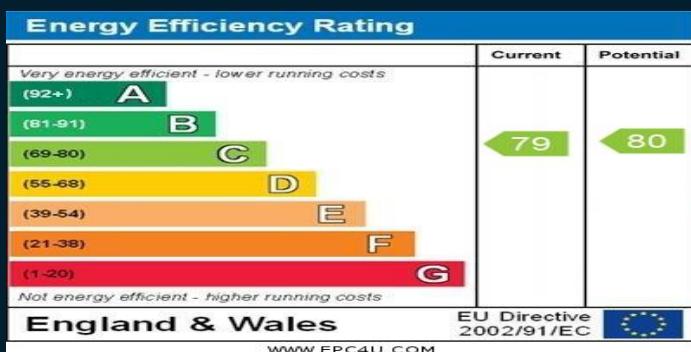
## Additional Information

**Council Tax Band: E**

**EPC Rating: C**

**Location: Bromley**

**Viewing: Via Browne Estates**



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