



## ESTATE AGENT



### Scotts Road

Bromley, BR1 3QD

Guide price £340,000

\*\*\* Guide Price £340,000 - £350,000 \*\*\* Situated on the ground floor of a well-maintained, recently built development, this spacious two double bedroom apartment benefits from a private terrace and an allocated parking space.

The accommodation comprises an entrance hall with a large floor-to-ceiling storage cupboard, a modern three-piece bathroom, a master bedroom with a built-in wardrobe, a further double bedroom, and a generous L-shaped open-plan reception room with a contemporary fitted kitchen and direct access to a private terrace. The kitchen includes integrated appliances such as a gas hob and electric fan assisted oven with extractor hood, a dishwasher, fridge, freezer, and washer-dryer. Additional benefits include air conditioning, allocated parking, and enclosed communal gardens.

The apartment is ideally located within walking distance of Bromley North and Sundridge Park stations, as well as Bromley Town Centre, which offers a wide selection of shops, bars, and restaurants. The Glades Shopping Centre and Bromley South Station are also nearby, with direct services to London Blackfriars and London Victoria in as little as 16 minutes.

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Tenure: Leasehold  
Lease Term: 115 years  
Ground Rent: £200 per annum  
Service Charge: £1,905 per annum  
EPC Rating: B

#### 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.

- Ground Floor
- Built in 2016
- Private Terrace
- Allocated Parking Space
- Fitted Kitchen with Integrated Appliances
- Master-Bedroom with Built-in Wardrobe
- Large Storage Cupboard
- Air Conditioning Unit
- Enclosed Communal Garden
- Walking Distance to Bromley North and Sundridge Park Stations



2



1



1



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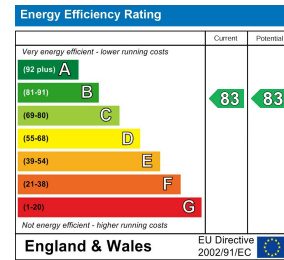
## Floor Plan



## Area Map



## Energy Efficiency Graph



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