



**Eccleshill, Bromley, BR2 0XT**

**Offers In The Region Of £275,000 Leasehold**

'Chain Free' one bedroom second floor flat with an extended lease, located just a short walk from Bromley town centre shops and stations. The property features a modern fitted kitchen with appliances, bathroom with electric shower, double bedroom with built in wardrobes and large lounge/diner with Juliet balcony facing the rear. The extended lease has 165 years, there is ample storage in the entrance hall, residents' parking and a private garage to the rear. Ideal first-time purchase or rental investment.

## COMMUNAL ENTRANCE



Secure entry phone operated front door leads into communal entrance hall with stairs to all floors.

## ENTRANCE HALL 9' x 9'2 t-shaped (2.74m x 2.79m t-shaped)



Hardwood front door leads into entrance hall with coving, radiator and wall mounted entry phone handset, Utility cupboard housing washing machine, airing cupboard with wall mounted Ideal combination boiler and cloaks cupboard.

## LOUNGE/DINER 19' x 11'2 (5.79m x 3.40m)



Double glazed windows and door to rear leading to Juliet balcony overlooking communal grounds to rear.

## FITTED KITCHEN 10'1 x 7'1 (3.07m x 2.16m)



Double glazed window to rear, coving, half tiled walls and ceramic tiled floor. Range of wall units with under lights, base units with work surfaces over and 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated Bosch brushed steel four ring gas hob with brushed steel extractor hood over and Whirlpool oven below and space for tall fridge freezer.

### **BATHROOM 7'1 x 6' (2.16m x 1.83m)**



Opaque double glazed window to side. radiator, fully tiled walls and floor. Panel bath with wall mounted Triton electric shower and screen, low level WC and pedestal wash hand basin. Mirror, electric shaver point and extractor fan.

### **BEDROOM 12'6 x 10'10 (3.81m x 3.30m)**



Double glazed window to front, coving and radiator. Built in double wardrobe.

### **COMMUNAL GARDENS, GARAGES & PARKING**



Well maintained communal grounds surround the property with parking to front and rear and garage en bloc to rear.

### **LEASE & CHARGES**

We have been informed that the lease has 165 years remaining and the service charge for the last six months was £622.62. (£1,245.28 per annum) and there is no ground rent.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 56sqm (Approx. 603sqft)

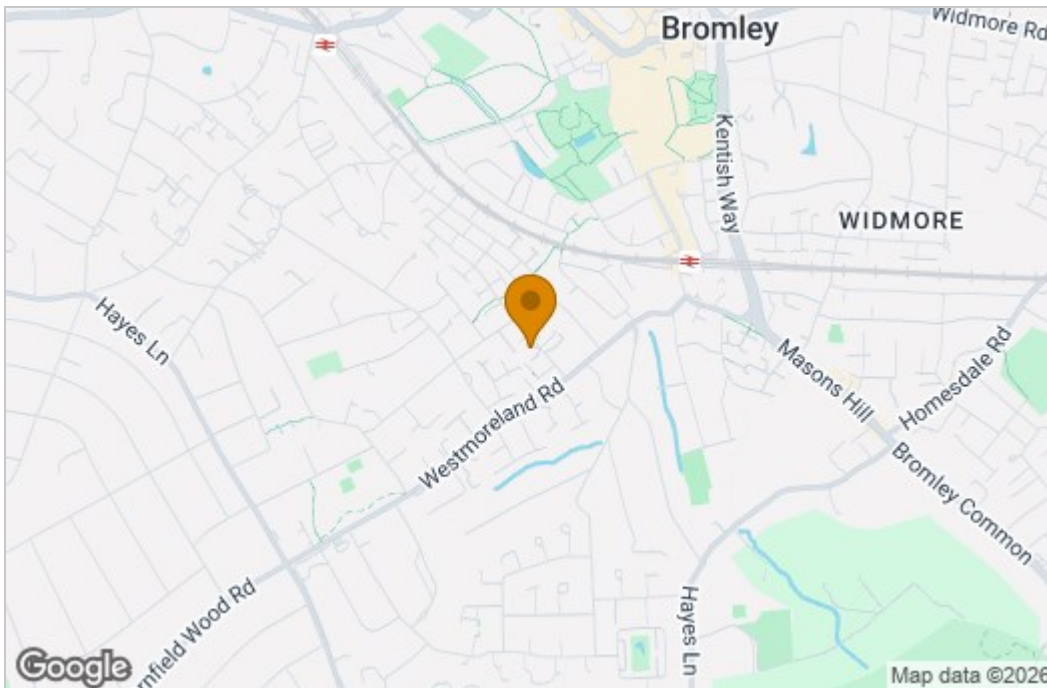
### **COUNCIL TAX BAND 'C'**

# Floor Plan

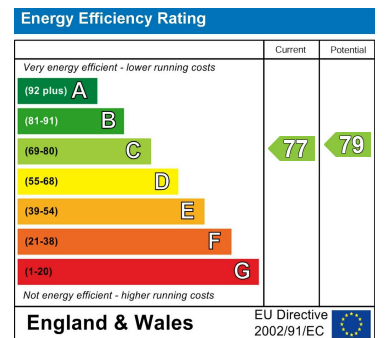


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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