Beckenham/Bromley

143b Westmoreland Road
Bromley
Kent BR2 0TY

T: 020 8464 3030
E: parklangley@edmund.co.uk

EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK

Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

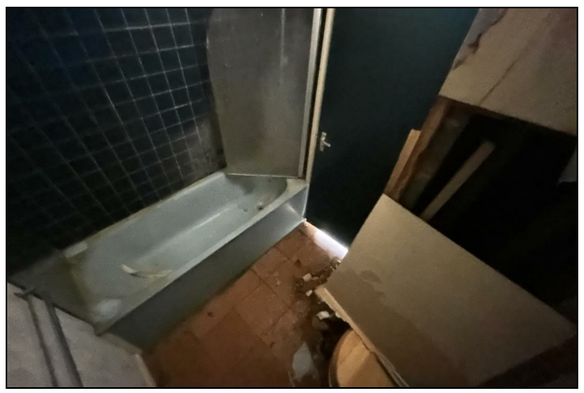
Lettings
T: 01689 850983











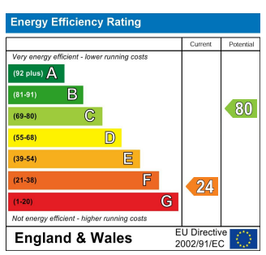




Flat 28 Impact Court, Stembridge Road, London, SE20 7UP

SHARE OF FREEHOLD £225,000

'Chain free' two bedroom top floor apartment with Share of the Freehold and private balcony, set within a popular gated development ideally placed for Norwood Junction and local amenities. The property requires complete modernisation, offering excellent scope to update and add value. The accommodation comprises a bright lounge with direct balcony access, separate kitchen, two bedrooms and a bathroom. Additional benefits include allocated undercroft parking space within the gated development. Close to Norwood Junction, Birkbeck and Anerley stations, bus links and a selection of fantastic local amenities.



- **CHAIN FREE IN GATED DEVELOPMENT**
- **SHARE OF FREEHOLD**
- **BATHROOM & KITCHEN**
- **NEEDS COMPLETE MODERNISATION**
- **CLOSE TO SHOPS & TRANSPORT LINKS**
- **TOP FLOOR PURPOSE BUILT BALCONY FLAT**
- **TWO BEDROOMS**
- **LOUNGE WITH PRIVATE BALCONY**
- **ALLOCATED UNDERCROFT PARKING SPACE**

COMMUNAL ENTRANCE
Gated development accesses via key coded pedestrian and vehicle gates. Stairs up to secure entryphone operated communal front door leading into communal entrance hall with stairs to all floors.

ENTRANCE HALL 18'9 x 10'9 (5.72m x 3.28m)
Hardwood front door leads into entrance hall with wall mounted entryphone handset.

LOUNGE 13'11 x 13'3 (4.24m x 4.04m)
Double glazed window to rear and personal door to private balcony.

BALCONY 11' x 5'6 (3.35m x 1.68m)
Private balcony with glass balustrade and tiled floor.

KITCHEN 12'1 x 10'10 max (3.68m x 3.30m max)
Double glazed window to side overlooking balcony. Range of wall and base units, stainless steel sink with drainer and airing cupboard.

CLOAK ROOM 6'10 x 3'5 (2.08m x 1.04m)
Wash hand basin on vanity unit with mirror over.

BATHROOM 6'10 x 5'5 (2.08m x 1.65m)
Panel bath with fully tiled walls and low level WC.

BEDROOM ONE 13'5 x 9'1 (4.09m x 2.77m)
Double glazed window to rear.

BEDROOM TWO 13'4 x 10' max (4.06m x 3.05m max)
Double glazed window to rear.

ALLOCATED PARKING SPACE
Numbered undercroft personal parking space.

LEASE & CHARGES
We have been informed that the flat comes with a Sahre of the Freehold and the leasehold element is for 999 years from 25th March 1972 with 945 years remaining. The service charge is approximately £2313per annum.

TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 65sqm (Approx. 700sqft)

COUNCIL TAX BAND 'C'

Directions

From Birbeck Station proceed along Witham Road and take the fourth turing on the right into Ashleigh Road. Go straight over at the junction with Marlow Road into Stembridge Road. Impact Court is at the far end of the road on the left hand side.



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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