

**Beckenham/Bromley**

143b Westmoreland Road  
Bromley  
Kent BR2 0TY

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



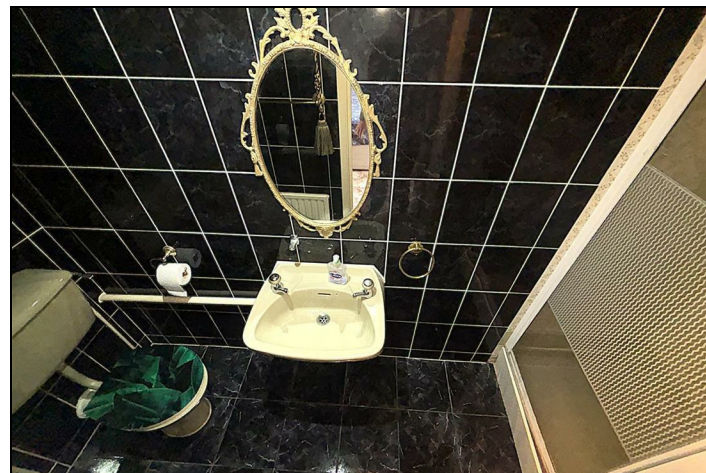
**Offices also at:**

**Green St Green**  
T: 01689 850136

**Orpington**  
T: 01689 821904

**Petts Wood**  
T: 01689 819991

**Lettings**  
T: 01689 850983



**43 Florida Court, 76 Westmoreland Road, Bromley, Kent, BR2 0TR**  
**SHARE OF FREEHOLD** **OFFERS OVER £375,000**

'Chain Free' bright and spacious two-bedroom second-floor flat offered with a share of freehold and private rear facing balcony with far reaching views. The apartment is a blank canvas for potential purchasers boasting features such as large lounge/dining room, fitted kitchen, two well-proportioned bedrooms including a master bedroom with en-suite shower room, family bathroom and ample built-in storage throughout. Externally, the property enjoys permit parking and garage en bloc, offering valuable additional storage or parking options. Ideally located close to Bromley South station and the wide range of shops, cafés and amenities of Bromley High Street.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
76	76
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

- CHAIN FREE & SHARE OF FREEHOLD
- PRIVATE REAR FACING BALCONY WITH EXCELLENT VIEWS
- FITTED KITCHEN
- SECOND FLOOR WITH LIFT & SECURE VIDEO ENTRY PHONE ACCESS
- 17' X 16'7 LOUNGE
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- EN BLOC GARAGE
- FAMILY BATHROOM

#### COMMUNAL ENTRANCE

Secure video entry phone operated front door leads into communal entrance hall, lift and stairs to all floors.

#### ENTRANCE HALL 20' x 18' I-shaped (6.10m x 5.49m I-shaped)

Hardwood front door leads into L-shaped entrance hall. Wall mounted video entry phone handset, coving, radiator, two large storage cupboards and wall lights,

#### LOUNGE 17' x 16'7 (5.18m x 5.05m)

Full height double glazed windows with sliding doors to rear leading to rear facing private balcony, coving and two radiators.

#### PRIVATE BALCONY 16'7 x 4'2 (5.05m x 1.27m)

Rear facing private balcony with excellent views. Tiled floor and wooden balustrade.

#### FITTED KITCHEN 16'6 x 8' (5.03m x 2.44m)

High level double glazed windows to sides and rear. Range of wall and base units with work surfaces over and local tiling, stainless steel sink with mixer tap and drainer, integrated double oven, induction hob with extractor hood over and Glow Worm combination boiler in cupboard. Breakfast bar, wood laminate flooring, space and plumbing for washing machine, space for fridge and freezer.

#### FAMILY BATHROOM 8'4 x 5'1 (2.54m x 1.55m)

Pedestal wash hand basin with mirror over, low level WC, panel bath with Triton electric shower over. Radiator, fully tiled walls and floor.

#### BEDROOM ONE 14' x 11'3 (4.27m x 3.43m)

High level double glazed window to side, coving, radiator and fitted double wardrobes with mirrored sliding doors.

#### EN SUITE SHOWER ROOM 10' x 3'2 (3.05m x 0.97m)

Fully tiled walls and floor, radiator, low level WC, wall mounted wash hand basin with mirror over, shower cubicle with wall mounted controls.

#### BEDROOM TWO 14'1 x 7' (4.29m x 2.13m)

High level double glazed window to side, coving, radiator and fitted wardrobes with mirrored sliding doors.

#### COMMUNAL GROUNDS, PARKING & GARAGE

Permit parking to front and garage en-bloc to rear of building with up & over door. Well maintained mature communal grounds surround the properties.

#### LEASE & CHARGES

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £3100 per annum.

#### TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 89 sqm (Approx. 958 sqft)

#### COUNCIL TAX BAND 'E'

#### AGENTS NOTE

Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

#### Directions

From our office at the top of Westmoreland Road proceed towards Bromley South and Florida Court can be found on the left hand side between South Hill Road and Cumberland Road. Flat 43 is in the right hand block on the second floor.

