



homezone

£325,000 Leasehold

**Flat 2, Paddington House,
21 Mackintosh Street**

Bromley, BR2 9US

- IMMACULATLY PRESENTED FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT BUILT IN 2014 AND LOCATED IN THE POPULAR 'TRINITY VILLAGE'
- ABUNDANCE OF NATURAL LIGHT WITH DOUBLE ASPECT LIVING ROOM
- OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- WHITE HIGH GLOSS KITCHEN SUITE WITH INTEGRATED APPLIANCES
- GAS FIRED CENTRAL HEATING (COMBI BOILER) AND DOUBLE GLAZING
- PRIVATE COMMUNAL GARDEN WITH SECURE BIKE STORE
- ONE ALLOCATED PARKING SPACE & VISITORS' PARKING BAY
- 8 MINUTES DRIVE TO BROMLEY SOUTH RAILWAY STATION/HIGH STREET (30 MINUTES WALK)
- CONVENIENT FOR NORMAN PARK RECREATION GROUND & BROMLEY COLLEGE OF HIGHER EDUCATION



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If you love showhomes, you'll love this flat! Perfect for first-time buyers, professional singles and couples, investors or downsizers is this wonderful stylish, light, and airy two-bedroom flat located in the popular and peaceful Trinity Village, ideal if you need to get to London via Bromley South Railway station, the Princess Royal Hospital, the M25 and Bromley College of Higher Education!

Open plan living at its finest with a double aspect kitchen/living/dining room featuring a twin set of French doors, and being southwest facing, is perfect on hot sunny days for sunbathing and feeling like you're on holiday! The kitchen is thoughtfully designed with attractive low-maintenance high gloss units, integral appliances, and a combination boiler. Other benefits include gas central heating, uPVC double glazing, and a combination of fitted carpets and luxury vinyl flooring. Your energy bills will be the envy of your friends here!

The main bedroom benefits from a contemporary en-suite shower room, and the second bedroom can comfortably fit a king-size bed. The welcoming entrance hall features a spacious walk-in storage cupboard, almost the size of a cloakroom!

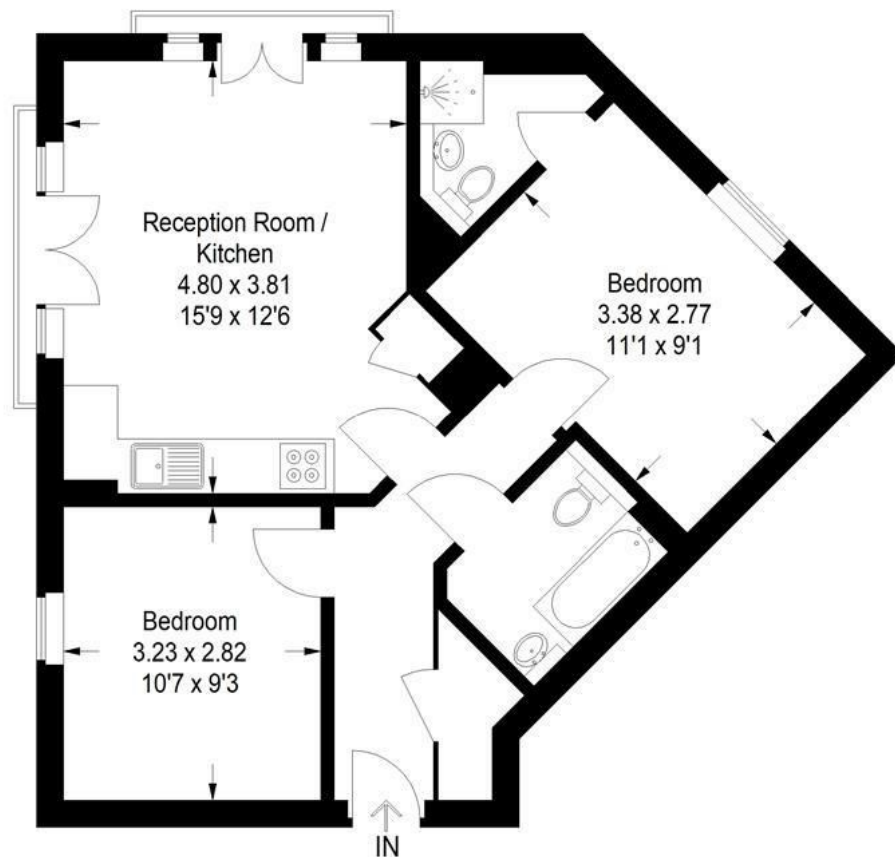
If you have green fingers or like your outside space, there is a small but perfectly proportioned private communal garden purely for use by the three flats at No. 21 with a handy secure bike store. The highly regarded Norman Park is close by for those who have a love of sport or for walking much loved four-legged friends.

Book your viewing now!



Paddington House, BR2

Approximate Gross Internal Area
56.3 sq m / 606 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1012202)

Communal Entrance Hall

Entrance Hall

White panelled door, entryphone, radiator with radiator cover, walk-in storage cupboard housing electric meter (SMART) and fuseboard, mains wired smoke and fire alarms, recessed downlights, luxury wood effect vinyl flooring.

Living/Dining Room/Kitchen

Living/Dining Room: White panelled door, twin uPVC double glazed French doors with fitted Venetian blinds and Juliet balconies, luxury wood effect vinyl flooring, two double radiators, two ceiling light fittings.

Kitchen: White high gloss wall and base units with butcher block style laminate worktops and upstands incorporating Carron 'Phoenix' stainless steel sink and drainer and stainless steel mixer tap, 4 ring Zanussi gas hob with Zanussi extractor hood above and brushed steel splashback panel, Zanussi single oven, Zanussi integrated slimline dishwasher, Zanussi integrated washer/dryer, Zanussi integrated fridge/freezer, cupboard housing Ideal Logic ES35 combination boiler, extractor fan, recessed downlights, luxury wood effect vinyl flooring.

Bedroom One

White panelled door, uPVC double glazed window to side, radiator, thermostat control, ceiling light fitting, fitted carpet, white panelled door to:

En Suite

White panelled door, white suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle with chrome shower and mixer control, partly tiled walls, tiled floor, chrome heated towel rail, recessed downlights.

Bedroom Two

White panelled door, uPVC double-glazed window to front, double radiator, ceiling light fitting, fitted carpet.

Bathroom

White panelled door, white suite comprising panelled bath with fitted glass shower screen, chrome shower head with mixer tap, Twyford low level WC, pedestal wash hand basin, chrome heated towel rail, partly tiled walls, tiled floor, recessed downlights, extractor fan, shaver point.

Private Communal Garden

Courtyard-sized private communal garden (solely for residents of No. 21 Mackintosh Street) laid to lawn with side gate. Brick-built bike store with combination lock.

Parking

One allocated parking space immediately outside the block with additional visitors' parking.

Tenure

Leasehold.

Lease/Service Charge/Ground Rent

Lease: 125 years from 2014 (114 years left).

Service Charge: £1,043 every 6 months.

Ground Rent: £350 per annum.

EPC

Band: C.

Council Tax

London Borough of Bromley.

Band: D.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.