



**Offers In Excess of
£380,000 Leasehold**

Flat 4 169 Masons Hill

Bromley, BR2 9HW

- STUNNING 2ND FLOOR APARTMENT
- CHAIN FREE
- LARGE SOUTH FACING BALCONY
- TWO GOOD SIZED BEDROOMS
- SUPER MODERN BATHROOM SUITE
- LARGE OPEN PLAN LIVING AREA
- MODERN GLOSS WHITE KITCHEN SUITE WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE IN SECURE RESIDENTS' CAR PARK
- SHORT WALK TO BROMLEY SOUTH
- CONSTRUCTED 5 YEARS AGO



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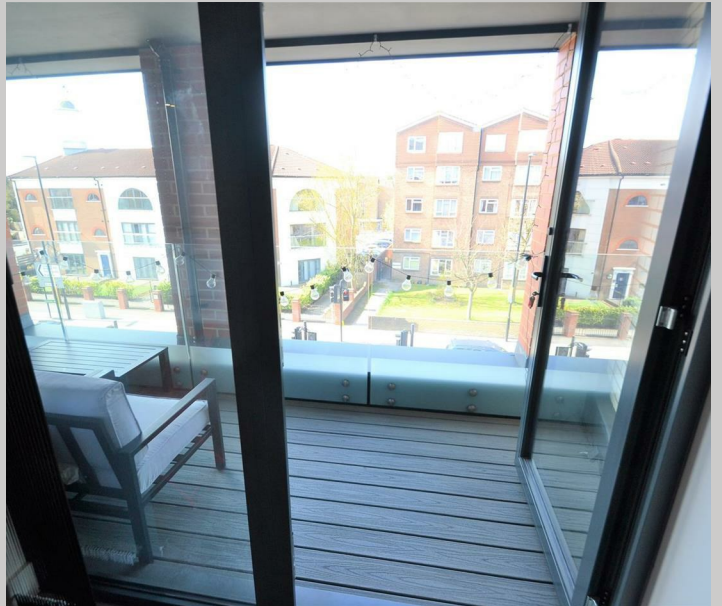
*** CHAIN FREE *** Forming part of this luxury five-year-old development, we are delighted to offer for sale this stunning two double bedroom open plan living balcony apartment, situated on Masons Hill and within easy reach of Bromley town centre and Bromley South station.

The property comprises spacious entrance hall, large open plan kitchen, dining and living area, a state-of-the-art gloss white integrated kitchen suite with solid stone quartz neutral colour counter tops, a spacious balcony with glass borderless barrier, two double size bedrooms and a state of the art modern bathroom suite with shower over bath, wall integrated shower controls, ceiling shower head, glass shower screen, concealed cistern WC, wall mounted half pedestal wash basin and fully tiled walls with a built-in large mirror.

This apartment is situated on the second floor, and there is a lift service which is located conveniently for access from the car park and to the flat. The private residents' car park to the rear is electrically gated with fob access, and this flat benefits from one allocated parking space.

Bromley town centre is just a short walk away, as is Bromley South station, and there is an array of convenient shops and amenities close by.

A stunning apartment in a very attractive building. An internal inspection is highly recommended to fully appreciate this property.



Second Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 sq. feet)

Entrance Hall

Solid front door, grey wood effect laminate flooring, white emulsion painted walls, large storage cupboard measuring 7'7 x 3'8, video entry system, digital programmable thermostat, spot lights.

Open Plan Kitchen/Dining/Living Room

approx 25'4 max x approx 15'3 max (approx 7.72m max x approx 4.65m max)

Grey wood effect laminate flooring, white emulsion painted walls, two radiators, modern gloss white fitted and integrated kitchen with integrated dish washer, integrated washer/dryer and integrated fridge freezer, cream colour quartz solid counter tops, gas hob, electric oven, integrated extractor unit, spot lights, two large double glazed windows and a double glazed door leading out to the private balcony.

Balcony

15'10 max x 5'0 max (4.83m max x 1.52m max)

Grey composite wood effect floor decking, solid glass barrier, wall lights.

Master Bedroom

12'7 x 10'4 (3.84m x 3.15m)

White door, grey carpet, white emulsion painted walls, double glazed large window with a further high level window to rear, ceiling light fitting, spot lights, radiator.

Bedroom 2

12'7 max x 8'3 max (4'3 min to door) (3.84m max x 2.51m max (1.30m min to door))

White door, grey carpet, white emulsion painted walls, large double glazed window, ceiling light fitting, spot lights, radiator.

Bathroom

7'0 x 6'8 (2.13m x 2.03m)

White door, large grey ceramic floor tiles, wall tile with feature texture tile to bath wall, white bath with shower mixer over, ceiling mounted shower head and glass shower screen, concealed cistern WC, half pedestal wash basin, shelf, fitted mirror, chrome heated towel rail, spot lights, extractor fan.

Outside

There is a residents private car park accessed through electric fob operated gates, within which this flat benefits from one allocated parking space.

Lease / Service Charge Details

Vendor advises that the lease currently has 247 years remaining.

Service charges are approximately £2000 per annum, which includes ground rent and buildings insurance contributions.

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.