



homezone

£250,000 Leasehold

**Flat 12, High Gables, 1
Scotts Avenue**

Bromley, BR2 0NB

- CHAIN FREE
- REQUIRING MODERNISATION
- GATED DEVELOPMENT
- ENTRYPHONE
- SPACIOUS LIVING ROOM
- GOOD SIZED DOUBLE BEDROOM
- BALCONY
- GARAGE EN-BLOC
- CLOSE TO SHORTLANDS STATION
- EASY ACCESS TO BROMLEY AND BECKENHAM TOWN CENTRES



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CHAIN FREE SALE

Forming part of this high popular development close to Shortlands village and Shortlands station, we are delighted to offer for sale this spacious one double bedroom first floor balcony apartment.

Requiring refurbishment, this flat offers excellent potential for an investor or first time buyer to secure a spacious one bedroom property and update it to their own specification.

Internally, the property comprises a spacious entrance hall, large living room with access to balcony, a large double bedroom with built in wardrobes, generous kitchen and good sized bathroom.

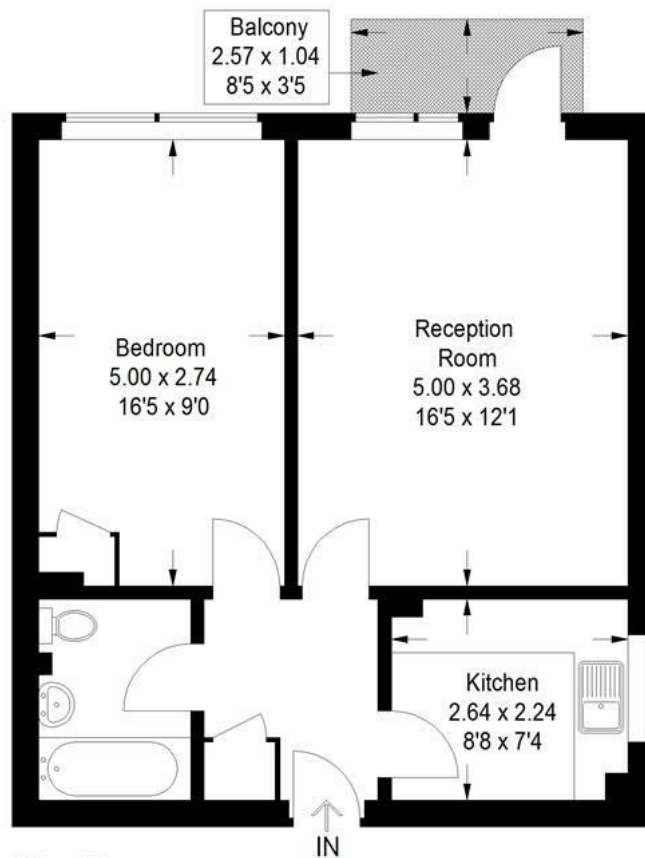
High Gables is an electric gated development and this flat also benefits from owning a garage en bloc to the rear of the development.

Access to Bromley and Beckenham town centre is very convenient, with trains and public transport facilities close by.



High Gables, BR2

Approximate Gross Internal Area
49.2 sq m / 530 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. (ID909845)

Entrance Hall

Solid wood front door, parquet flooring, neutral emulsion walls, ceiling light fitting.

Living Room

Green carpet, emulsion painted walls, radiator, ceiling light fitting, door and windows to balcony with secondary glazing.

Kitchen

Tile effect flooring, Beige/wood cabinet fronts with neutral colour marble effect laminated worktops, splash back tiles, single glazed window, gas boiler, stainless steel sink and drainer unit,

Bedroom

Vinyl tiled flooring, white emulsion painted walls, single glazed windows with sliding secondary glazed panels, radiator built in cupboard/wardrobe, ceiling light fitting.

Bathroom

Vinyl tiled floor, fully tiled walls in cream colour, bathroom with shower mixer tap over, wash basin, WC, ceiling light fitting, extractor fan.

Outside

There are some communal garden areas around the development, and a car park area that leads to the garages to the rear, where this flat owns one garage with metal up and over door. The entrance to High Gables is via electric gates, controlled by an electronic fob.

Lease/Services charges

The vendor advises that the lease currently has 164 years remaining, expiring in 2186.

Service Charge: £1,415.35 per annum (Payable in full or in four quarterly instalments). Includes maintenance of communal areas, gardening, window cleaning, entryphone maintenance, building insurance, and contributions to a reserve fund.

Ground Rent: £50 per annum (increasing to £100 p.a. from 25/3/30 until 24/3/63, thereafter £200 p.a. for the rest of the term of the lease).

Council Tax

London Borough of Bromley
Band: C

EPC

Rating: C

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.