



homezone

£370,000 Leasehold

**Flat 8, Bromley House
Compass Lane**

Bromley, BR1 1ST

- CHAIN FREE
- SOUTH FACING TWO BEDROOM SECOND FLOOR APARTMENT
- SUPERB, QUIET, CENTRAL BROMLEY LOCATION
- SECURE GATED ENTRY
- LIFT
- SHOWER ROOM & ENSUITE BATHROOM
- GRANITE WORKTOPS, DOUBLE GLAZING & GAS CENTRAL HEATING
- 170 YEAR LEASE
- PRIVATE UNDERGROUND CAR PARK WITH ONE ALLOCATED PARKING SPACE
- CONVENIENT FOR BROMLEY NORTH RAILWAY STATION AND ONLY 10 MINUTES WALK TO BROMLEY SOUTH



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*** CHAIN FREE *** A beautifully presented, extremely spacious 2 double bedroom 2 bathroom apartment, located arguably in one of the most convenient and sought after locations in Bromley Town Centre, yet enjoying a wonderfully secluded and peaceful outlook, nestled away from the High Street.

The property is accessed via North Street at Bromley Little Theatre via Compass Lane for vehicle access with a secure gated underground car park, within which this property has one allocated parking space. An impressive feature of the property is the unrivalled access it offers to Bromley High Street, The Glades shopping centre, leisure and civic amenities and transport links.

For commuting connections, the property is just a few minutes walk from Bromley North Railway Station (Zone 4) offering services to a number of Central London stations. For Victoria services, Bromley South is just a ten-minute walk away offering alternative fast services into London.

This spectacular property will suit a growing family or professional/couple, or those looking to downsize with all of the town centre facilities on your doorstep yet still enjoying an environment of seclusion.

Your food shop is literally a minute's walk, with your local supermarket accessed via the private gated pedestrian walkway through the stunning communal gardens.

Located on the second floor with lift and stair access, this south-facing property is naturally lit as well as beautifully presented throughout, with neutral carpets and neutral emulsion-painted walls - move straight in.

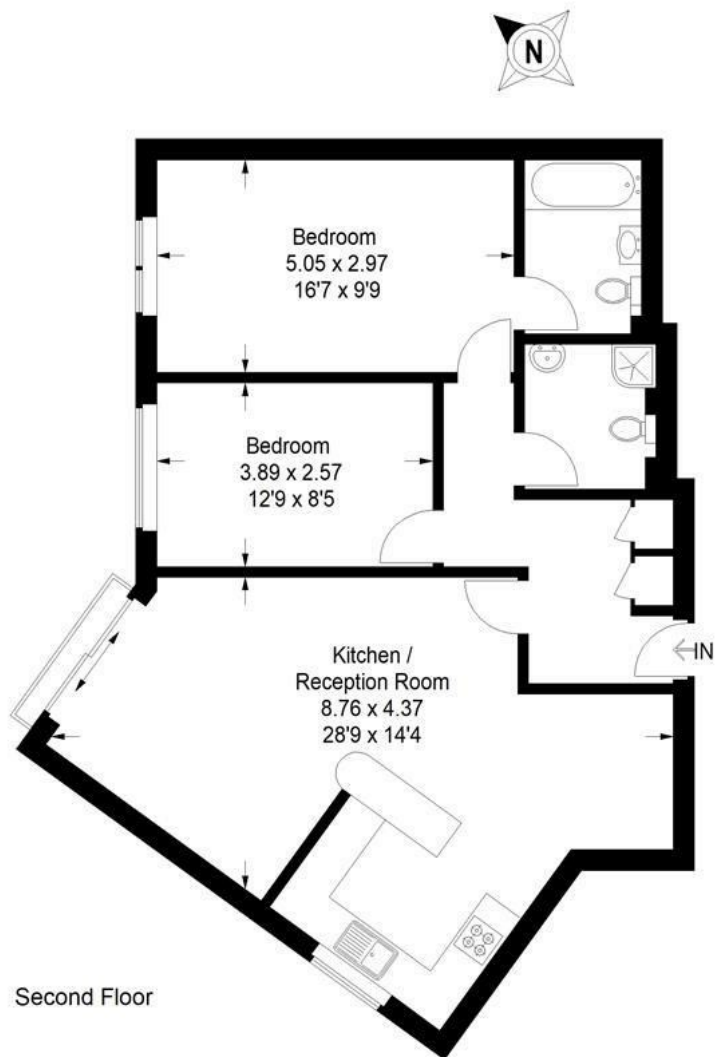
A modern family bathroom, a large ensuite shower room, together with an elegant wood-style kitchen suite with black granite countertops and a breakfast bar area.

The unique quality that makes this flat stand out from the others in this development is the spacious living room which offers an excellent dining recess next to the kitchen. A Juliet balcony overlooks the communal area and attractive cosmopolitan rooftop scenery.



Bromley House, BR1

Approximate Gross Internal Area
79.4 sq m / 855 sq ft



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. (ID:969355)

Entrance Hall

Solid wood front door, neutral carpets, large storage cupboards, white emulsion painted walls, spot lights to ceiling.

Living Room

approx 27'0 max x approx 14'0 max (approx 8.23m max x approx 4.27m max)

White painted door, neutral carpets, white emulsion painted walls, separate dining area, double glazed sliding door to Juliet balcony, radiator, open to:

Kitchen

Tiled floor, extended large breakfast bar, range of Shaker style kitchen cabinets with solid granite counter tops, built in oven and hob with extractor unit, UPVC double glazed window, built in high level microwave, appliances included, spot lights to ceiling.

Bedroom 1

16'7 x 9'8 (5.05m x 2.95m)

White painted door, neutral carpet, white emulsion painted walls, UPVC double glazed window, ceiling light fitting, radiator.

Bedroom 1 Ensuite Bathroom

8'1 x 5'8 (2.46m x 1.73m)

Tiled floor, white bath with shower mixer tap, vanity storage cabinets with integrated wash basin and WC, part tiled walls, chrome heated towel rail, mirror, spot lights to ceiling, extractor fan.

Bedroom 2

12'0 x 8'6 (3.66m x 2.59m)

Neutral carpet, white emulsion painted walls, UPVC double glazed window, ceiling light fitting, radiator.

Family Shower Room

6'0 x 6'0 (1.83m x 1.83m)

Tiled floor, pedestal wash basin, WC, large corner shower enclosure with glass sliding entry doors, part tiled walls, spot lights to ceiling, chrome heated towel rail, extractor fan.

Outside

Bromley House is a private development with secure entry via key fob electronic operated entry gates, and there are some communal garden areas around the building.

There is a secure underground car park with electric key fob operated entry, and this flat benefits from one private allocated parking space in the car park.

Lease / Service Charges

Lease - 170 years remaining.

Service Charges - £1892 per annum.

Ground Rent - Zero.

EPC

Band: B

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.