



homezone

**Offers In Excess of  
£300,000 Leasehold**

**2 Beech House Bromley  
Road**

Bromley, BR2 0AE

- CHAIN FREE
- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- SPACIOUS BAY FRONTED LIVING ROOM
- MODERN GLOSS WHITE KITCHEN
- MODERN BATHROOM SUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- COMMUNAL GARDENS WITH CHILDRENS PLAYGROUND
- 5 MINUTES WALK TO SHORTLANDS STATION
- 10 MINUTES WALK TO VALLEY PRIMARY SCHOOL
- EASY ACCESS TO BROMLEY TOWN CENTRE



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## CHAIN FREE SALE

Located close to the centre of Shortlands is this attractive and surprisingly spacious two double bedroom ground floor purpose built apartment, forming part of a larger development of similar apartment blocks.

This property comprises spacious entrance hall with two storage cupboards, a modern and spacious gloss white kitchen suite, modern bathroom with shower over bath, a large living room with bay window and two generous double bedrooms. This property also benefits from two private storage cupboards in the ground floor lobby, useful for storing tools, bicycles etc.

Decorated tastefully and neutrally throughout, this property enjoys a combination of wood effect and neutral carpeted flooring and neutral colour styles. The property also benefits from full double glazing and gas central heating from a combination boiler located in the kitchen.

There are large communal gardens to the rear for the use of residents and Queensmead Park and Beckenham Place Park are both within easy reach. Shortlands station is just a 5 minute walk from the property with excellent commuter services to Victoria and Central London.



## Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



Total area: approx. 66.6 sq. metres (716.7 sq. feet)

**Entrance Hall**

Painted wood front door with upper obscured glass panel, wood laminate flooring, neutral decoration, radiator, two ceiling light fittings, two storage cupboards.

**Living Room**

16'8 x 11'1 max, plus bay (5.08m x 3.38m max, plus bay)

White painted door, wood laminate flooring, neutral emulsion walls, double glazed bay window, shelving to recess, radiator, ceiling light fitting.

**Kitchen**

12'3 x 9'3 (3.73m x 2.82m)

White painted door with glass upper panel, a range of modern white gloss kitchen cabinets with black stone effect countertops, stainless steel sink, and drainer unit, modern gloss black splash back tiles, gas hob with stainless steel extractor hood, fitted electric oven and grill, gas boiler in high-level cupboard, two double glazed windows, two ceiling light fittings, spaces for appliances.

**Bedroom 1**

12'10 x 11'2 (3.91m x 3.40m)

White painted door, neutral carpet, white emulsion painted walls with purple feature wall, fitted shelf, double glazed window, radiator, ceiling light fitting.

**Bedroom 2**

12'8 x 9'3 (3.86m x 2.82m)

White painted door, neutral carpet, cream emulsion painted walls with pale pink feature wall, radiator, double glazed window, ceiling light fitting.

**Bathroom**

7'2 x 5'6 (2.18m x 1.68m)

White painted door, neutral tile effect vinyl floor, natural stone design wall panels, white bath with shower over and glass shower screen, half pedestal wash basin, WC, wall mounted corner bathroom cabinet with mirrored door, chrome heated towel rail, double glazed window, ceiling light fitting.

**Outside**

To the communal lobby, this flats benefits from having two private storage cupboards for the storage of outside items, bicycles, etc.

There are large communal grounds to the front and rear of this development for use by residents, and side roads for unrestricted parking.

**Lease, Service Charge and Ground Rent**

The lease was extended by the vendors recently and currently has 182 years remaining.

Current estimated service charge for this year is £828 per annum which includes buildings insurance.

Ground rent is £10 per annum.

**EPC**

Band: C

**Council Tax**

London Borough of Bromley

Band: 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.