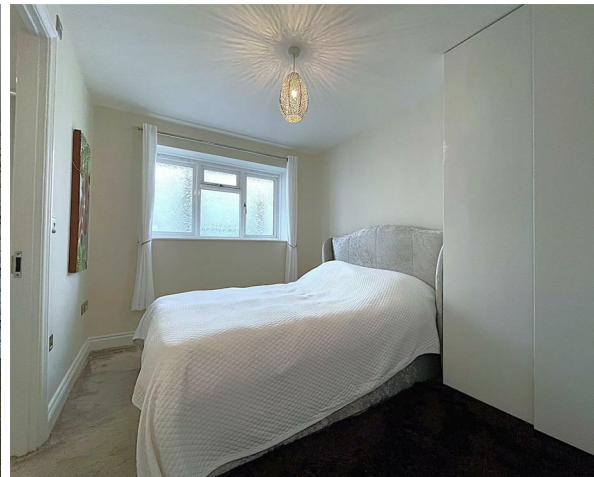




4 Chaucer Court 2c Southlands Road
Bickley, Bromley, BR2 9HP
£185,000 Leasehold EPC: D

 **Maguire Baylis**



Being sold via Secure Sale online Bidding. Terms and Conditions apply. Starting Bid: £185,000.

This well-proportioned one bedroom apartment enjoys a convenient location, under a mile from Bromley town centre. The property features a spacious double bedroom and a bright open-plan living area with a modern fitted kitchen, plus modern bathroom suite.

The apartment is well placed for everyday convenience, with the popular independent shops of Chatterton Village just a short stroll away. For outdoor space, both Norman Park and Whitehall Recreation Ground are within easy walking distance. Bromley South station and the town centre are also close by, providing excellent transport links and a wide range of amenities.

Residents also benefit from secure gated parking.

- CHAIN FREE ** IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- COMPACT ONE BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING ROOM
- MODERN SHOWER ROOM
- GATED PARKING
- CLOSE TO LOCAL SHOPS CHATTERTON VILLAGE
- EASY REACH BROMLEY SOUTH STATION & HIGH STREET



Southlands Road, BR2

GROSS INTERNAL AREA
33.96 sqm / 365.54 sqft



— First Floor

COMMUNAL HALLWAY

Stairs to first floor.

HALLWAY

Wood effect flooring; door entry handset; built-in storage/utility cupboard with space/plumbing for washing machine and housing hot water cylinder.

LIVING ROOM/KITCHEN

14'8" x 12'2" (4.49 x 3.71)

Large bay window to front; wood effect flooring; electric heater; kitchen fitted with a range of modern white wall and base units with stone worktops to two walls; inset sink unit; built-in electric oven and hob with extractor hood; integrated dishwasher and fridge.

BEDROOM

10'8" x 8'6" (3.27 x 2.6)

Double glazed window to side; fitted wardrobe; electric wall heater; door to:

EN SUITE SHOWER

A modern and well appointed suite comprising full width shower enclosure; fitted wash basin with vanity storage under; WC; part tiled walls; fitted wall mirror; extractor fan; tiled flooring; heated towel rail.

PARKING

Allocated parking to rear, approached via secure electric gates.

LEASE & MAINTENANCE

LEASE – approx 116 years remaining

SERVICE CHARGE – currently £1500pa

GROUND RENT – Currently £508 pa

COUNCIL TAX

London Borough of Bromley – Band B

LOCATION

What3words: ///freed.neon.assure

AGENTS/AUCTIONEERS NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.