5 Glaser Court 101 Palace Road

Bromley, BR1 3JX

£375,000 Leasehold EPC:

Maguire Baylis

Guide Price: £375,000 - £400,000. Occupying the entire top floor, this impressive two-bedroom apartment forms part of a modern development built approximately 12 years ago, finished to a high standard and offering bright, well-balanced accommodation throughout.

At the heart of the property is a spacious open-plan living area, thoughtfully designed to combine comfort and style. The contemporary kitchen features sleek gloss units, integrated appliances, and a central island/breakfast bar, creating a natural focal point for both everyday use and entertaining. There is plenty of space for a formal dining table alongside a generous sitting area, with a rear-facing window overlooking the communal garden.

The main bedroom is double-aspect and includes fitted wardrobes, while the second bedroom is also a comfortable double. The bathroom modern bathroom features a bath and shower over. Practical storage is also a key feature, with a built-in hallway cupboard and extensive eaves storage providing ample space.

Externally, residents have use of a well-maintained communal garden to the rear.

The location is highly convenient, within easy reach of Bromley High Street and both Bromley South and Bromley North stations, offering excellent transport links and a wealth of local amenities.

- IMPRESSIVE TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING ROOM
- MODERN BATHROOM
- ATTRACTIVE COMMUNAL GARDEN
- PLENTY OF BUILT-IN STORAGE
- HIGHLY CONVENIENT LOCATION
- SHORT WALK TO BROMLEY TOWN CENTRE
- EASY REACH LOCAL TRANPORT LINKS
- CHAIN FREE SALE

Palace Road, BR1

Approximate Gross Internal Area = 854 sq ft / 79.4 sq m

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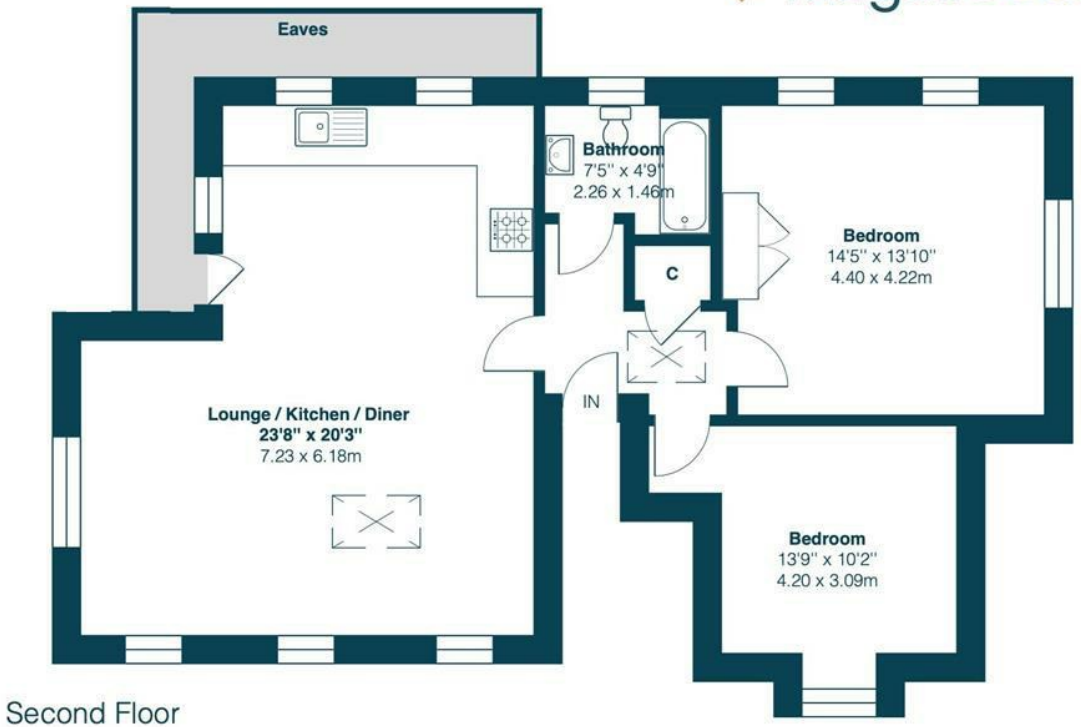

Second Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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COMMUNAL HALLWAY
Stairs to top floor.

ENTRANCE HALLWAY
Useful built-in storage/coats cupboard.

OPEN PLAN LIVING ROOM/KITCHEN
23'8 x 20'3 (max) (7.21m x 6.17m (max))
Sash double glazed window to rea plus skylight windows to both sides allowing light to flood in. Useful built-in eves storage; radiator.
Kitchen area with a comprehensive range of wall and base units with fitted worktops to two walls; inset sink unit; built-in oven and hob with extractor hood over and range of integrated appliances. door to large eves storage space which also houses the Vaillant gas combi boiler (boiler installed new 2020 and has the balance of a 10 year warranty).

BEDROOM 1
14'5 x 13'9 (4.39m x 4.19m)
Double glazed sash window to front plus skylight windows to side; radiator.

BEDROOM 2
13'9 x 10'2 (4.19m x 3.10m)
Skylight window to side; radiator.

BATHROOM
7'5 x 4'9 (2.26m x 1.45m)
Skylight window to side; modern suite comprising panelled bath with shower over; fitted wash basin; WC.

COMMUNAL GARDENS
Well kept communal gardens laid to lawn with paved patio area.

LEASE & MAINTENANCE
LEASE - approx 109 years remaining
SERVICE CHARGES - Currently £1783.24 pa
GROUND RENT - £400 pa

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///ballots.gaps.motel

AGENTS NOTE
The current vendors installed a new Vaillant gas combi boiler in 2020 which has a 10 year warranty.

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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.