



37 Russell Court 1 London Lane  
Bromley, BR1 4HX  
**£225,000 Leasehold EPC: C**

 **Maguire Baylis**



Maguire Baylis estate agents are delighted to present to the market this superb first floor apartment providing spacious one double bedroom accommodation.

This super property, which is offered for sale chain free, forms part of a popular and well located purpose built block, which is within 1 mile of Bromley town centre and easy reach of Sundridge Park local shops and train station.

Internally, the accommodation comprises: a welcoming entrance hallway with two useful built-in storage cupboards; an impressive reception room with large double glazed window overlooking the rear gardens; good size double bedroom with built-in wardrobe; modern fitted kitchen with appliances; bathroom with shower over the bath.

Outside, the property features extensive and well kept communal grounds, plus an allocated parking space to the rear.

- SUPER FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH BUILT IN WARDROBES
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- USEFUL BUILT-IN STORAGE CUPBOARDS
- BATHROOM WITH SHOWER OVER THE BATH
- POPULAR WELL KEPT BLOCK
- GREAT LOCATION - EASY REACH BROMLEY
- ALLOCATED PARKING SPACE
- CHAIN FREE SALE





Approximate Gross Internal Area = 50.2 sq m / 540 sq ft



WATER RESISTANT WALLS AND CEILING

## COMMUNAL HALL

Stairs to first floor.

## ENTRANCE HALL

Solid wood parquet flooring; two useful built-in storage cupboards; intercom handset.

## LOUNGE

18'9 x 11'4 (5.72m x 3.45m)

Large double glazed window with an attractive outlook over the rear gardens; radiator; solid wood parquet flooring.

## KITCHEN

9' x 7' (2.74m x 2.13m)

Double glazed window to side; fitted with a good range of wooden Shaker style wall and base units with fitted worktops to three walls; inset stainless steel sink unit; electric oven and hob and extractor hood; fridge/freezer; dishwasher; part tiled walls; tiled flooring.

## BEDROOM

12' (to wardrobes) x 9' (3.66m (to wardrobes) x 2.74m)

Double glazed window to rear; radiator; built-in double wardrobe.

## BATHROOM

Fitted with a white suite comprising panelled bath with mixer tap/shower attachment over; pedestal wash basin; WC; part tiled walls; tiled flooring; heated towel rail.

## GARDENS

Well kept communal grounds.

## PARKING

Allocated parking space at rear.

## LEASE & MAINTENANCE

LEASE - 999 years from 25 March 1971. 945 years remaining.

SERVICE CHARGE - We are advised by the vendor that the current service charge is approx £1500 pa

GROUND RENT - Currently £18 pa

## COUNCIL TAX

London Borough of Bromley - Band C

## LOCATION

What3words: ///lions.flute.urban



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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.