25 Henry House Ringers Road

Bromley, BR1 1AA

£260,000 Leasehold EPC: B

Maguire Baylis

CHAIN FREE SALE. This well-presented one-bedroom apartment is situated on the 7th floor of a modern block in the heart of Bromley, just moments from the High Street and Bromley South station, offering direct train services to central London.

The property features a good-sized lounge with French doors opening to a Juliet balcony, complete with a glass balustrade and offering far-reaching south-easterly views. The modern fitted kitchen is conveniently open to the lounge and includes a built-in oven and hob.

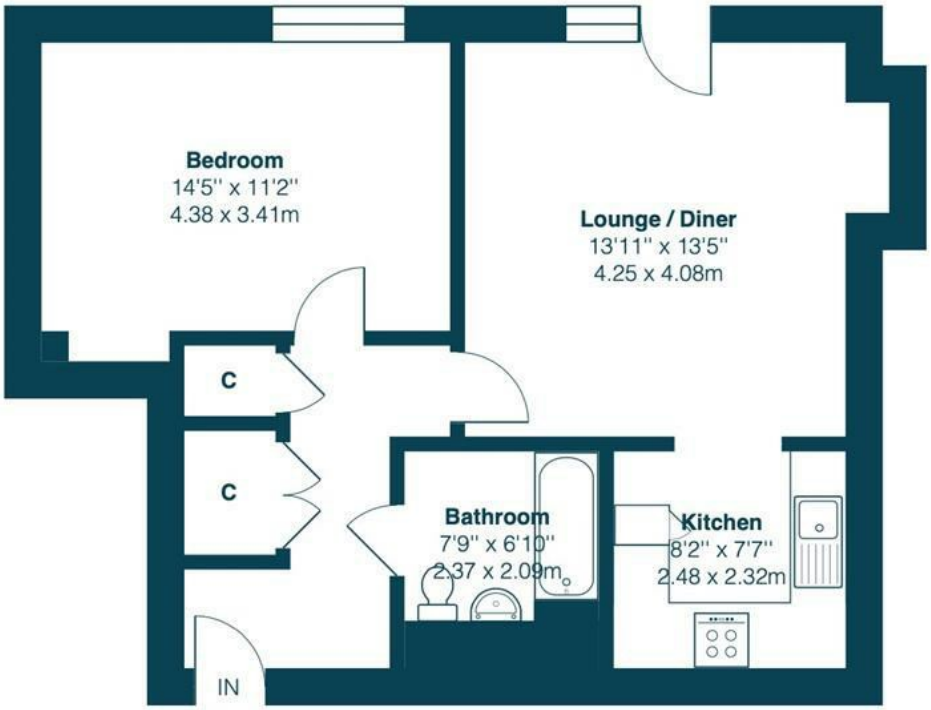
The double bedroom provides a comfortable retreat, while the well-appointed bathroom is equipped with a bath and shower over. The apartment has been maintained to a high standard, making it ready for immediate occupancy.

With its central location and excellent transport links, this property is an ideal choice for first-time buyers or investors seeking a conveniently located home with modern amenities.

- SUPERB 7th FLOOR APARTMENT
- FANTASTIC TOWN CENTRE LOCATION
- JUST 'YARDS' TO BROMLEY SOUTH STATION/HIGH STREET
- SPACIOUS LIVING ROOM WITH JULIET BALCONY
- ENJOYING FAR REACHING SOUTH EASTERLY VIEWS
- ONE DOUBLE BEDROOM
- STYLISHLY APPOINTED KITCHEN
- WELL APPOINTED BATHROOM ** BATH WITH SHOWER OVER
- CHAIN FREE SALE
- ENERGY EFFICIENT WITH EPC BAND B (85)

Ringers Road, BR1

Approximate Gross Internal Area = 574 sq ft / 53.3 sq m



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Seventh 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.
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COMMUNAL HALL
Stairs and lift service to 7th floor.

ENTRANCE HALL
Useful deep built-in storage cupboard with space and plumbing for washing machine and housing wall mounted gas boiler. Radiator.

LOUNGE
13'10 x 13'4 (4.22m x 4.06m)
Double glazed French door opening onto Juliet balcony with glass balustrade and enjoying far reaching south easterly views; two radiators; opening to:

KITCHEN
8'1 x 7'7 (2.46m x 2.31m)
Fitted with a range of modern wall and base units with worktops to three walls; inset stainless steel sink unit; built-in electric oven and hob; space for fridge/freezer; tiled flooring.

BEDROOM
14'4 11'2 (4.37m 3.40m)
Double glazed window to rear; radiator.

BATHROOM
Fitted with a modern and well appointed suite comprising panelled bath with mixer tap/shower attachment over and fitted glass shower screen; pedestal wash basin; WC; part tiled walls; tiled flooring; heated towel rail; electric shaver/charging point.

LEASE & MAINTENANCE
LEASE - approx 114 years remaining
MAINTENANCE - £199 per month
GROUND RENT - none

LOCATION
What3words: ///plug.later.life

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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.