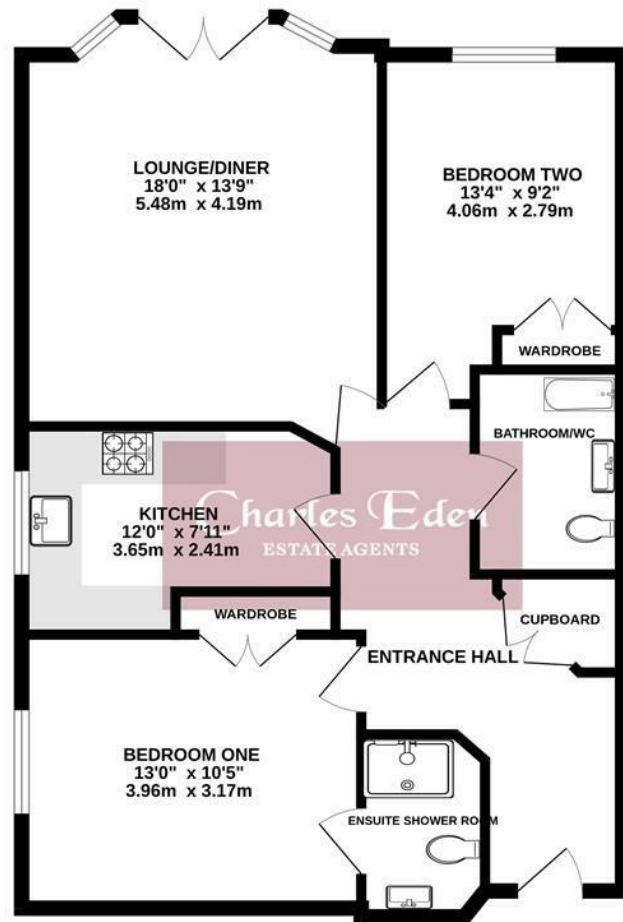


FIRST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



SQUARE FOOTAGE TAKEN EPC

TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2024.

Charles Eden
ESTATE AGENTS



13, Carmine Court, 3 Spencer Road Bromley, Kent BR1 3WU
Guide Price £385,000 Leasehold

MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Charles Eden are pleased to offer this well presented two double bedroom, two bathroom, first floor apartment located on a quiet residential road. The property is in close proximity to Bromley town centre. Further benefits include secure gated parking with one allocated space and a long lease.



020 8663 1964
charleseden.co.uk

naea | propertymark
PROTECTED

COMMUNAL ENTRANCE

Intercom system, communal door leading into communal hallway. lift and stairs to:

FIRST FLOOR

Personal door leading into:

HALLWAY

Coved ceiling, intercom receiver unit, cloaks/storage cupboard, radiator, carpet,



LOUNGE

Juliet balcony with double glazed French doors and double glazed windows overlooking rear garden and car park, coved ceiling, three radiators, fitted carpet.



KITCHEN

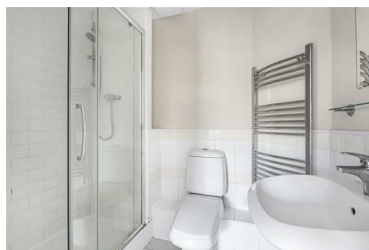
Double glazed window to side, range of wall and base units with worksurfaces over, white 1 1/2 bowl sink and drainer with mixer tap, four ring gas hob with cooker in tall housing unit, integrated dishwasher, washing machine and fridge/freezer, 'Ideal' wall mounted gas boiler (not tested by Charles Eden), part tiled walls, wood effect flooring.

BEDROOM ONE

Double glazed window to side, coved ceiling, built-in wardrobe, radiator, fitted carpet.

EN-SUITE SHOWER ROOM/WC

Recessed spot lights to ceiling, fully tiled walk-in shower cubicle with flexi hose and thermostat valve, pedestal wash hand basin, low level WC, chrome ladder style heated towel rail, extractor fan, half tiled walls, tiled flooring.



BEDROOM TWO

Double glazed window to rear, coved ceiling, built-in wardrobe, radiator, fitted carpet.

BATHROOM / WC

Recessed spot lights to ceiling, paneled bath with mixer tap, pedestal wash hand basin, low level WC, chrome ladder style heated towel rail, extractor fan, part tiled walls, tiled flooring.

PARKING

Gated, 1 allocated residents parking space to rear of development.

LEASE

125 Years from 1/8/2001
(108 years remaining)

MAINTENANCE

£195.00 p.c.m (including Building Insurance)

GROUND RENT

£150.00 p.a.

COUNCIL TAX E

EPC RATING B



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

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