



Brook Lane

Bromley, BR1 4PU

A large 2 bedroom first floor maisonette that offers a great feel of space, private parking and a private rear garden. The property does require refurbishing throughout but could be turned into a fantastic first time buy or purchase for anyone downsizing. It is offered to the market chain free and with a newly extended lease.

Main Features

- 2 bedroom first floor maisonette in need of refurbishment
- Lease currently being extended
- Chain Free
- Private parking and rear garden
- Access to transport links including Sundridge Park train station
- Large living room

FULL DESCRIPTION

Offered to the market chain free is this large 2 bedroom first floor maisonette that features its own private entrance, parking and rear garden.

The property does require refurbishment throughout but offers the potential to be such a great first time purchase for someone keen to put their own stamp on a place. We also feel this could be a good buy for someone downsizing or also for an investment.

The property will come with a newly extended lease and briefly comprises of: Private entrance, stairs to the hallway, a large living room, kitchen overlooking the rear garden, 2 good sized bedrooms and bathroom and as stated a private rear garden and private parking.

Positioned in a location that offers access to local schools, shops and transport links including Sundridge Park train station. *Chain free* *Long lease*

Entrance hall First floor landing Lounge

14' 6" x 12' 10" (4.42m x 3.91m)

Kitchen

10' 0" x 7' 4" (3.05m x 2.24m)

Bedroom one

14' 8" x 10' 4" (4.47m x 3.15m)

Bedroom two

11' 9" x 11' 8" (3.58m x 3.56m)

Bathroom

6' 4" x 5' 7" (1.93m x 1.7m)

Outside

Private rear garden and private parking.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Unexpired lease: currently approx. 38 years but a new extended lease is currently being created

Service Charge: None

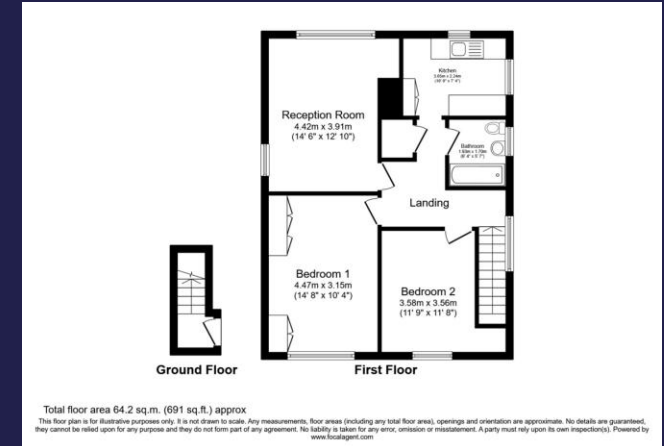
Ground Rent: £17 per annum

Council Tax: Band C £1543.76 - London

Borough of Bromley

EER Rating: 66

Local authority: Bromley London Borough Council



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612