



Total area: approx. 55.2 sq. metres (594.1 sq. feet)



Ethelbert Close | Bromley | BR1

£350,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- First floor maisonette
- Requiring refurbishment & renovation
- Private section of south-west facing garden
- Most convenient location
- 2 bedrooms
- Ample size with well-proportioned rooms
- Permit for parking available
- No onward chain



£350,000



Kenton is pleased to present this 2 bedroom first floor maisonette, situated within a mere few moments walk of Bromley High Street and its array of amenities, with both Bromley South Station and an array of popular and reputable schools and also parkland areas, within close proximity too. Objectively, the property does require refurbishment and renovation throughout but is of ample size (circa 600 square foot internally) with well-proportioned rooms. Furthermore, the property also benefits from both a private balcony area (which several neighbouring properties have infact converted into a conservatory area) overlooking the rear garden and with further afield scenic views, in addition to a private section of south-westerly facing rear garden. On-street parking is also available for residents via acquiring a permit. Offered to the market with the benefit of no onward chain.

LEASE DETAILS:
OUTSTANDING LEASE TERM: CURRENTLY 126 YEARS
GROUD RENT: "PEPPERCORN"

Ethelbert Close, Bromley, BR1



Entrance & Landing

Staircase to first floor, built-in meter/storage cupboard, double glazed leaded light window to side, access to loft, radiator, fitted carpet.

Living Room

15'5" x 11'10" (4.70m x 3.60m)
Double glazed leaded light bay window to front, coved ceiling, picture rail, electric fireplace, radiator, fitted carpet.

Kitchen

13'1" x 7'10" (4.00m x 2.40m)
Double glazed leaded light window to rear, glazed window to side, glazed wooden door to side (leading to Balcony), range of matching wall and base units and cupboards and drawers, stainless steel sink unit, work surfaces with splashback tiling, space for gas cooker, space for fridge/freezer, plumbing for washing machine, vinyl flooring.

Bedroom 1

12'2" x 11'2" (3.70m x 3.40m)
Double glazed leaded light window to rear, coved ceiling, picture rail, electric heater, radiator, fitted carpet.

Bedroom 2

7'10" x 7'10" (2.40m x 2.40m)
Double glazed leaded light window to front, picture rail, wall-mounted Potterton boiler, radiator, fitted carpet.

Bathroom

Frosted double glazed leaded light window to side, half-tiled walls, panelled bath with shower extension, wash hand basin, W.C, radiator, vinyl flooring.

Balcony

Private balcony area.

Rear Garden

Private section of rear garden which is south-west facing and featuring; lawn area, mature shrubs, storage shed.

