



GUIDE PRICE

**£350,000**

**Upper Park Road**

, BR1 3PD

## PROPERTY SUMMARY

GUIDE PRICE £350,000 - £375,000

**\*\*CHAIN FREE\*\*** This simply stunning two bedroom, two bathroom first floor flat is fastidiously presented and maintained and represents an ideal purchase for the most discerning purchaser, the property is situated in the sought after Bromley Old Town area, within walking distance of Bromley town centre, with Bromley North & Sundridge Park stations close by. The property offers well proportioned accommodation and benefits from allocated off-street parking, with designated visitor parking, well-kept communal areas and remote secure video enabled entry.

EPC: C

Leasehold - 104 years

Service Charge - £3,048 pa

Ground Rent - £250 pa

COUNCIL TAX - E

Construction - Traditional

Mains Services - Electricity, Sewerage and metered water supply

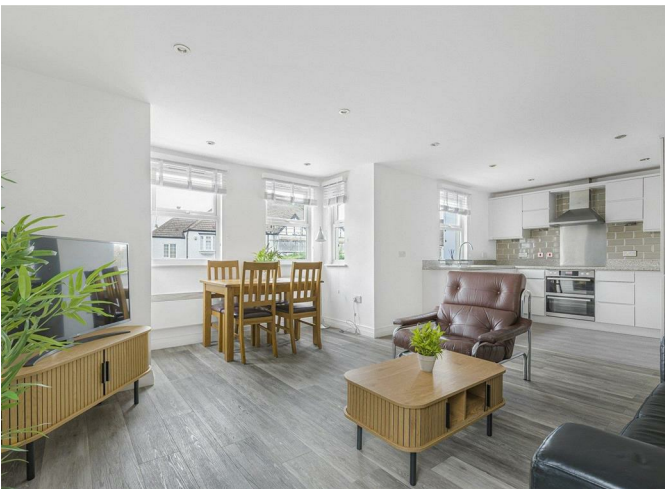
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2



1

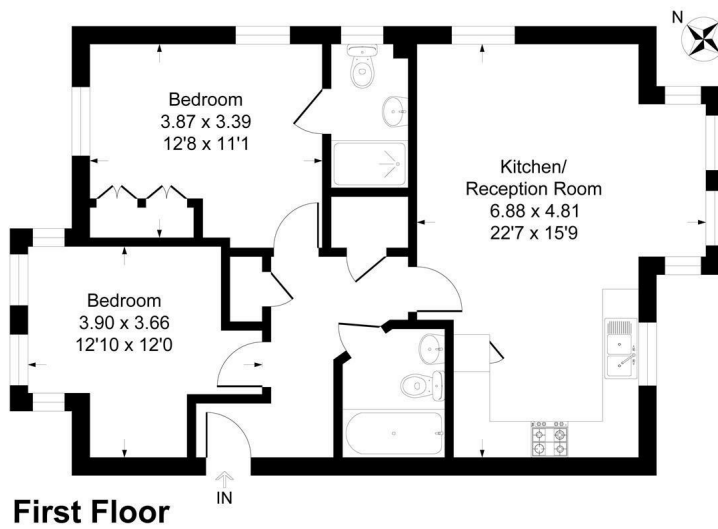






## Upper Park Road, BR1

Approximate Gross Internal Area 68.2 sq m / 735 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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2

1

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 84                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC RATING: C COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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