

Sinclair  Hammelton

OFFERS OVER

£300,000

Homesdale Road

, BR2 9JQ

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present this modern fourth floor one bedroom apartment. Built in 2018 and offering contemporary living in a highly convenient location. Ideally situated just 0.5 miles from Bromley South Station and 0.8 miles from Bickley Station, the property also benefits from excellent local bus routes and transport links. Offering approximately 501 sq ft of well-designed living space, the apartment features a spacious entrance hallway with built-in storage, leading to a bright and airy open-plan living, kitchen and dining area. Floor-to-ceiling doors open onto a large private balcony, providing an ideal space for relaxation or entertaining. The generous double bedroom offers ample space for a super king bed, chest of drawers and a double wardrobe. The modern family bathroom is finished to a high standard. Additional features include a lift, double glazing and an off-street designated parking space and cycle parking behind locked gates. Viewings are highly recommended to fully appreciate what this stylish apartment has to offer. EPC: B

Leasehold - 243 years
Service Charge - £1,697 p/a
Ground Rent - £250 p/a
COUNCIL TAX - C
Construction - Traditional
Mains Services - Yes

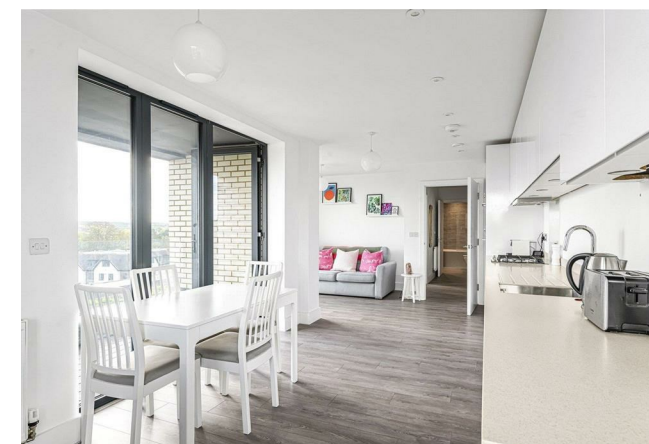
1



1



1



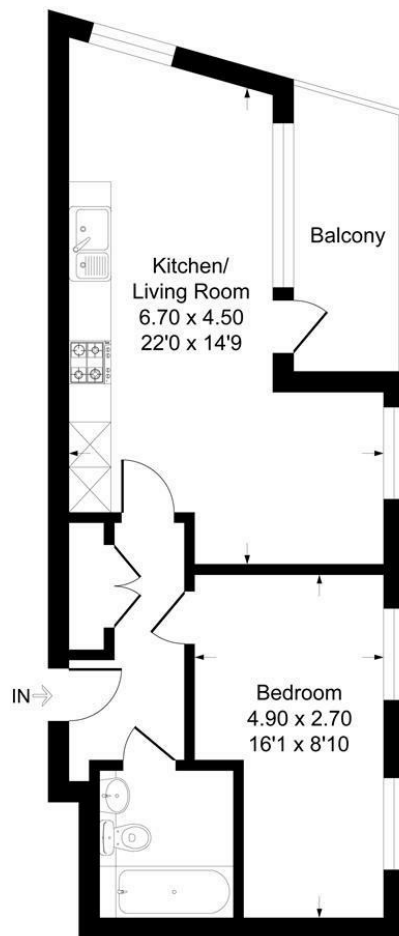






Homesdale Road, BR2

Approximate Gross Internal Area 46.5 sq m / 501 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

LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING:

B

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

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

Sinclair  Hammelton

OFFICE ADDRESS

23 High Street
Bromley
Kent
BR1 1LG

OFFICE DETAILS

0208 464 5566
info@sinclairhammelton.co.uk