



GUIDE PRICE

**£350,000**

**3 Spencer Road**

Bromley, BR1 3WU

## PROPERTY SUMMARY

GUIDE PRICE £350,000 - £375,000

Offered to the market chain free, this beautifully presented ground floor apartment offers around 800 sq. ft. of stylish living space within an attractive and well-maintained building on one of Bromley North's most desirable roads.

The property features a bright reception room with doors opening onto the landscaped communal gardens, a modern fitted kitchen and two generous double bedrooms — the principal with fitted wardrobes, en-suite shower room, plus a family bathroom completes the accommodation.

Further benefits include beautiful communal grounds and allocated gated parking. Ideally located for fast transport links into the City, the apartment is also just moments from Bromley Town Centre, with its array of shops, restaurants, bars, and the Churchill Theatre. A superb first home, investment, or downsize opportunity in a highly sought-after location. EPC: C

Leasehold - 101 years

2



1



1

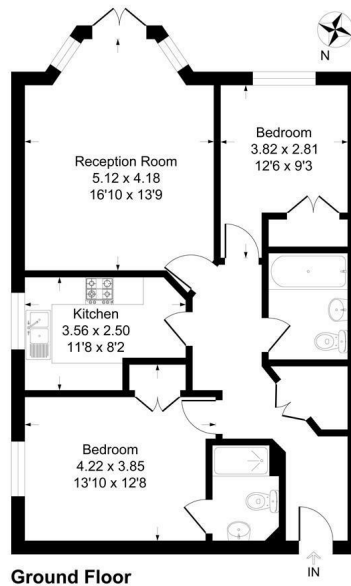






**Carmine Court, Spencer Road, BR1**

Approximate Gross Internal Area 74.2 sq m / 800 sq ft



**Ground Floor**

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 Pimpie.

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1  
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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: D**

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

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