



Total area: approx. 66.2 sq. metres (712.9 sq. feet)



## Hardwick House | Masons Hill | Bromley | BR2

£365,000

- 2 Double bedroom flat
- Double aspect lounge/diner
- Lift within the apartment block
- Popular shops and restaurants nearby
- Contemporary bathroom and en-suite shower room
- Allocated parking space
- Bromley South Station within 5-7 minutes' walk
- Modern decor throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		





Kenton are delighted to present to the market this immaculately kept 2-bedroom third floor flat, situated in the most convenient of locations. Internally, the property comprises a good size lounge/diner featuring double aspect windows and doors allowing plenty of natural light to flood the room, plus a fully fitted kitchen benefitting from white goods. Furthermore, there are 2 double bedrooms with the master bedroom boasting a large en-suite shower room, as well as a family bathroom, both of which have been upgraded in recent years. The property benefits from an allocated parking space situated within the development and the block itself has a lift servicing all floor. Hardwick House is perfectly located for a commuter, with the development being within circa 5-7 minutes' walk to Bromley South Station (offering fast and frequent services to London Victoria (circa 16 minutes), as well as regular services to London Blackfriars and Farringdon) and plenty of bus routes also nearby. Additionally, both The Glades Shopping Centre and Bromley High Street offering an array of popular shops and eateries are within easy walking distance. Ideal for first time buyers and buy-to-let investors alike, we are certain there will be much interest and therefore we urge your earliest attention.



## Hardwick House, Masons Hill, Bromley, BR2



### Entrance Hall

L-shaped hallway with large storage cupboard and further cupboard housing wall mounted boiler, radiator, laminated wood flooring.

### Lounge/Dining Room

18'2" x 10'5" (5.54m x 3.18m)

Double glazed doors to the rear of the block (overlooking the car park) with Juliette balcony, double glazed windows to the side, radiator, laminated wood flooring. Opening on to:

### Kitchen

5'10" x 9'5" (1.77m x 2.87m)

Double glazed window to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces with splashback tiling, integrated gas hob with oven under and extractor hood over, space for fridge freezer, plumbing for washing machine, tiled flooring.

### Bedroom 1

14'2" x 10'4" measured at maximum (4.31m x 3.14m)

Double glazed window to the rear of the block, radiator, fitted carpets. Door to:

### En-suite Shower Room

8'3" x 5'8" measured at maximum (2.51m x 1.72m)

Part-tiled walls, independent shower cubicle, low-level WC, wash hand basin in vanity unit, chrome heated towel rail, laminated tile flooring.

### Bedroom 2

14'2" x 8'11" (4.32m x 2.73m)

Double glazed window to the rear of the block, radiator, fitted carpet.

### Family Bathroom

5'10" x 7'1" (1.79m x 2.16m)

Part-tiled walls, panelled bath with mixer tap and shower extension over, low-level WC, wash hand basin in vanity unit, chrome heated towel rail, laminate tile flooring.

### Allocated Parking Space

### Lease Details

Lease Length: 137 years remaining  
Service Charge: £1,200.00 bi-annually  
Ground Rent: £417.17 per annum



