

## Norfolk House, Bromley, BR2 0QT

**£500,000 Leasehold**

'Chain Free' split level first floor apartment located in the luxury Norfolk House development. The accommodation comprises entrance hall, cloakroom, large under stairs cupboard, two bedrooms, luxury kitchen with granite surfaces with NEFF integrated appliances, modern bathroom & en suite shower room. The lounge and main bedroom have the added bonus of two 12'6 x 6'8 South East facing balconies which we believe is the only apartment within the development. Outside are well maintained communal grounds, allocated underground parking space. Additional benefits include lift to all floors, double glazing, gas central heating & high quality finishing throughout.

## COMMUNAL ENTRANCE



Covered porch with secure video entry phone operated front door on an automatic opener leads into communal entrance hall. Letterboxes to side of front door.

## ENTRANCE HALL 11'9 x 5'9 (3.58m x 1.75m)

Hardwood front door leads into entrance hall with radiator, coving, wood flooring, wall mounted video entry phone handset and large under stairs storage cupboard.

## CLOAKROOM

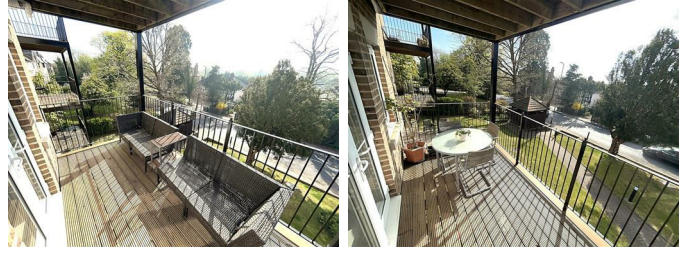
Low level WC, coving, part tiled walls and tiled floor. Wall mounted wash hand basin on vanity unit with mono bloc mixer tap, local tiling and mirror above.

## LOUNGE 16' x 15'5 (4.88m x 4.70m)



Double doors from entrance hall leads into large lounge with double glazed windows and French doors to front leading to private South East facing balcony. Two radiators, coving and wood flooring. Double doors leading to kitchen.

## PRIVATE BALCONY 12'6 x 6'8 (3.81m x 2.03m )



Private South East facing decked balcony with wrought iron railings.

## FITTED KITCHEN 12'10 x 7'8 (3.91m x 2.34m)



Double glazed window to front, radiator, tiled floor and Inset 1½ bowl brushed steel sink with mixer tap. Range of wood effect wall units with under lights and base units with granite work surfaces and returns over. Integrated dishwasher, tall fridge freezer, washing machine, NEFF five ring gas brushed steel hob with double oven below and brushed steel splash back and extractor hood over.

## BEDROOM ONE 15'6 x 11'6 (4.72m x 3.51m)



Double glazed windows and French doors to front leading to private South East facing balcony. Radiator, coving and door to en suite shower room.

**PRIVATE BALCONY 12'6 x 6'8 (3.81m x 2.03m)**

Private South East facing decked balcony with wrought iron railings.

**EN SUITE SHOWER ROOM 8'9 x 4'10 (2.67m x 1.47m)**



Large walk in shower with drying area, wall mounted controls, rain shower over and screen. Concealed cistern low level WC, wall mounted wash hand basin on vanity unit with mono bloc mixer tap, mirror and electric shaver point. Coving, part tiled walls and fully tiled floor, extractor fan, chrome ladder towel warmer. Airing cupboard housing Vaillant combination boiler.

**BEDROOM TWO 12' x 8'1 (3.66m x 2.46m)**



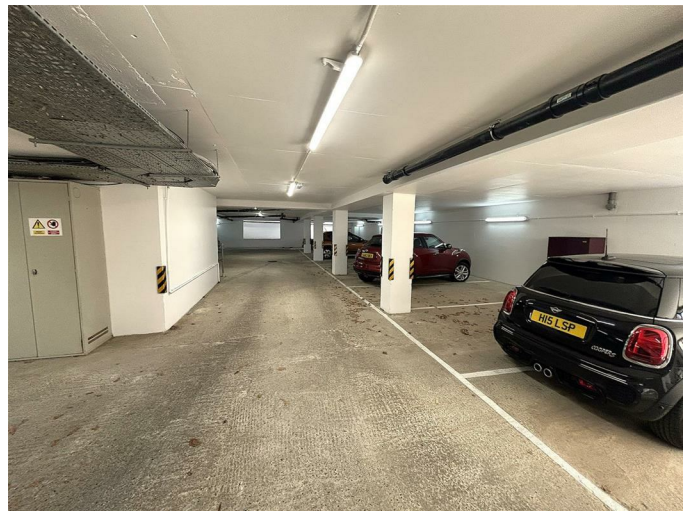
Double glazed window to front, coving and radiator.

**FAMILY BATHROOM 6'7 x 5'2 (2.01m x 1.57m)**



Panel bath with mixer taps, shower wand, and shower screen, low level WC, wall mounted wash hand basin on vanity unit with mono bloc mixer tap, mirror and electric shaver point, extractor fan and fully tiled walls and floor.

**UNDERGROUND PARKING**



Secure parking space (Bay 8) entered via electronic gates with power point and lift access.

## **COMMUNAL GROUNDS AND PARKING**



Communal grounds surround Norfolk house and the communal parking can be accessed via South Hill Road.

### **LEASE & CHARGES**

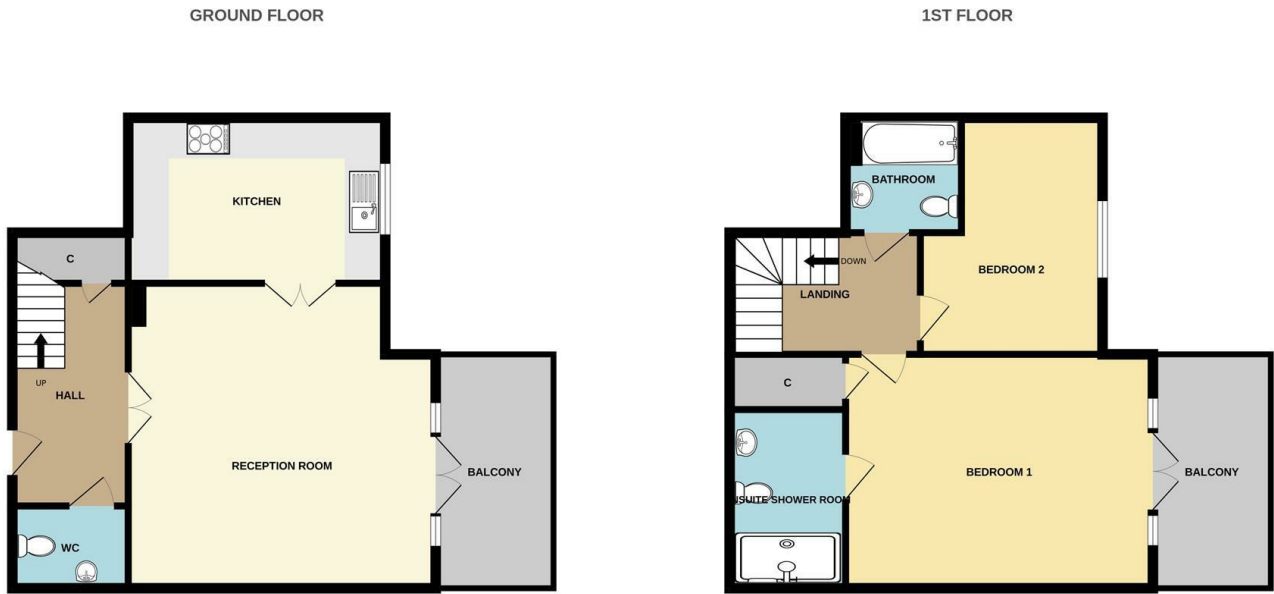
The lease has 129 years remaining and have been informed the last service charge was £3,329.64 with a ground rent of £250 per annum.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 89sqm (Approximately 958sqft)

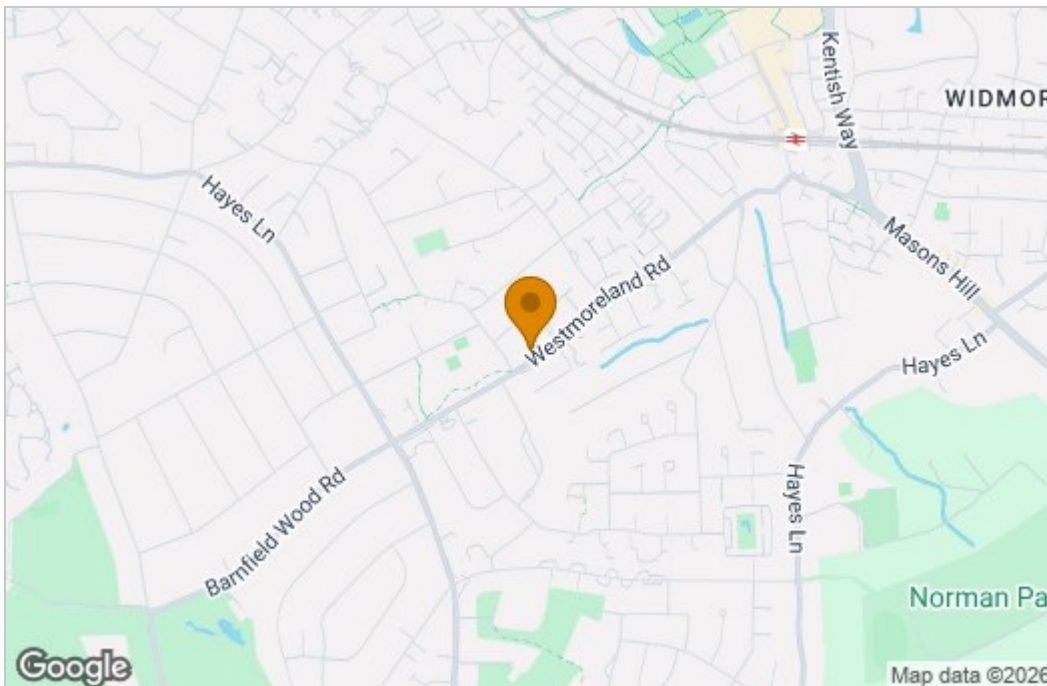
### **COUNCIL TAX BAND 'E'**

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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