



Florida Court, Bromley, BR2 0TR

£400,000 Share of Freehold

Spacious rear facing top floor flat in one of the area's most sought after developments, just moments from Bromley South Station and town centre. Offered with share of freehold and no forward chain, this well presented property features generous 17'2 x 16'8 lounge with large private balcony, two double bedrooms with built-in wardrobes, fitted kitchen, cloakroom and shower room. Additional benefits include gas central heating & lift access, garage en-bloc and well maintained communal gardens. Excellent location for commuters (Bromley South to London in 17 mins), with good local schools, high street shops, and local bus routes nearby.

COMMUNAL ENTRANCE



Communal entrance hall with secure video phone entry system, lift and stairs to all floors.

ENTRANCE HALL 18'9 x 5' (5.72m x 1.52m)

Hardwood front door leads into entrance hall with coving, radiator and large cloaks & storage cupboards housing wall mounted Glow Worm boiler.

LOUNGE 17'2 x 16'8 (5.23m x 5.08m)



Double glazed windows to front and full height double glazed windows with sliding doors to rear leading to private balcony. Coving and two radiators.

PRIVATE BALCONY 17' x 4'10 (5.18m x 1.47m)



Private rear facing balcony with tiled floor and wooden balustrade.

FITTED KITCHEN 8'7 x 8'3 (2.62m x 2.51m)



Coving, fully tiled walls and tiled floor. Range of wall units with under lights, base units with work surfaces over, 1.5 bowl sink, integrated four ring gas hob with extractor hood over and oven below, under counter fridge and freezer and space with plumbing for washing machine.

BEDROOM ONE 17'2 x 10' (5.23m x 3.05m)



High level double glazed windows to rear, coving and radiator. Built in full height double wardrobes with sliding doors.

BEDROOM TWO 12'5 x 8' (3.78m x 2.44m)



High level double glazed windows to rear, coving and radiator. Built in full height double wardrobes with sliding doors.

SHOWER ROOM 6'3 x 5'3 (1.91m x 1.60m)



Sky light, fully tiled walls, vinyl flooring, radiator, extractor fan and tall boy storage unit. Wash hand basin on vanity unit with mono bloc mixer tap, mirror and light. Double shower cubicle with wall mounted thermostatic mixer tap.

CLOAKROOM 6'5 x 3' (1.96m x 0.91m)

Half tiled walls, extractor fan, radiator and vinyl flooring. Concealed cistern low level WC and vanity wash hand basin on vanity unit with mono bloc mixer tap and mirror over.

COMMUNAL GROUNDS, GARAGES & PARKING

Well maintained communal grounds surround the development with garages en bloc to rear and parking to front and rear.

LEASE & CHARGES

The property comes with a Share of the Freehold. We have been informed that the service charges are approximately £220 per month.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 80 sqm (Approximately 861sqft)

COUNCIL TAX BAND 'E'

AGENTS NOTE

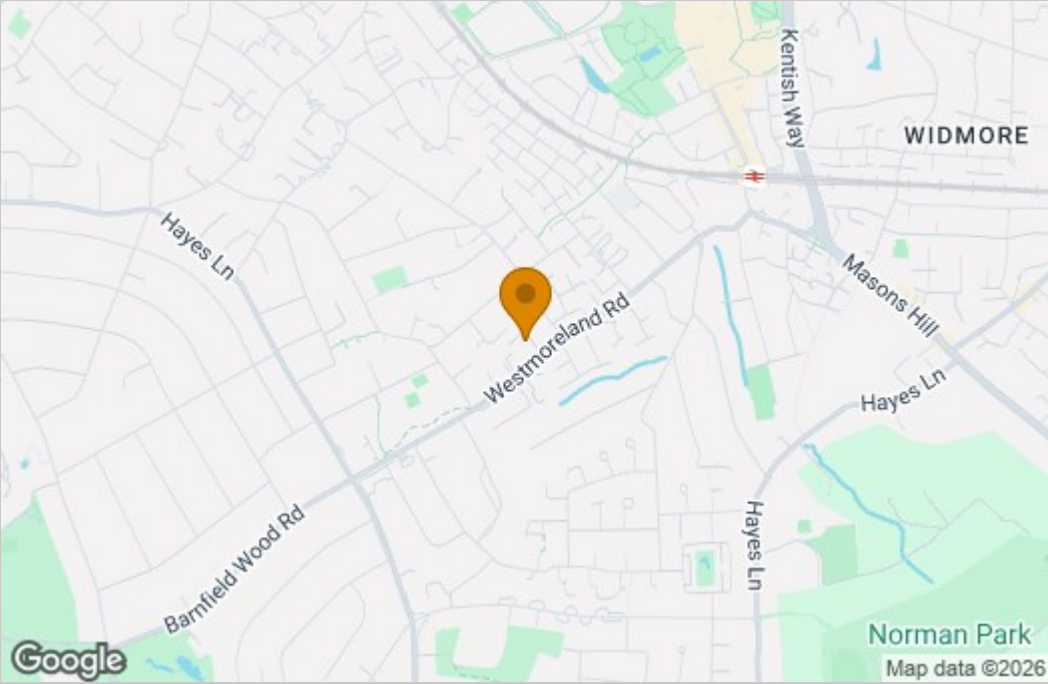
Please note that Florida Court DOES NOT ALLOW SUBLETTING so would not be suitable for investors.

Floor Plan

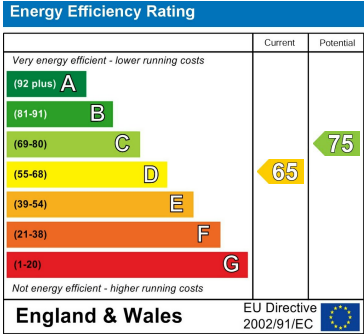


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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