



## Suffolk House, Bromley, BR2 0RA

**£525,000 Leasehold**

A rarely available luxury two bedroom second-floor apartment set within a modern, sought after development overlooking South Hill Park. The property features a private West facing balcony, two double bedrooms including a master with en-suite shower room, a spacious lounge/diner and a fully fitted kitchen with integrated NEFF appliances. Additional benefits include underground parking, lift access, secure video entry system, hardwood flooring, double glazing and gas central heating. Ideally located just a short walk from Bromley South station, the High Street and excellent local shops and schools. Early viewing highly recommended.

### COMMUNAL ENTRANCE

Secure video entry phone operated front door, individual post boxes, stairs and lifts to all floors.

### ENTRANCE HALL

Hardwood front door leads into entrance hall with hardwood flooring, coving, radiator, smoke alarm and wall mounted video entry phone handset. Large storage/cloaks cupboard and airing cupboard.

### LOUNGE/DINER 15'2" x 12'2"



Two double glazed windows to front and central French doors leading to balcony. Coving, radiator, wall lights and hardwood flooring.

### PRIVATE BALCONY 12'8" x 6'8"



Private West facing balcony over looking South Hill Park with metal railings.

### FULLY FITTED KITCHEN 11'1" x 6'8"



Double glazed window to side and tiled floor with plinth heating. Range of wall and base units with granite work surfaces over, inset 1.5 bowl brushed steel sink and space with plumbing for washing machine. Integrated tall fridge freezer, four ring Hotpoint induction hob with NEFF extractor fan above and NEFF double oven below, integrated microwave and NEFF dishwasher.

### BEDROOM ONE 16'6 x 9'8 (5.03m x 2.95m)



Two sets of double glazed French doors to front with Juliet balcony, coving, radiator and cloaks cupboard.

### EN SUITE SHOWER 7'3" x 6' (2.21m x 1.83m)



Coving, chrome ladder towel warmer, extractor fan, fully tiled walls and floor. Corner shower cubicle with wall mounted controls, pedestal wash hand basin with mono bloc mixer tap and mirror above, concealed cistern low level WC with wall mounted flush and mirrored bathroom cabinet.

### BEDROOM TWO 11'9 x 11'1 (toward robes) (3.58m x 3.38m (toward robes))



Double glazed window to front, coving and radiator with range of built in wardrobes to one wall.

### FAMILY BATHROOM 9'10 x 6'5 (3.00m x 1.96m)



Coving, extractor fan, chrome ladder towel warmer, fully tiled walls and floor. Wall mounted wash hand basin with mono bloc mixer tap and mirror over, panel bath with shower mixer tap and concealed cistern low level WC with wall mounted flush.

### LEASE & CHARGES

We have been informed that the lease has 129 years remaining and the maintenance is approximately £705 per quarter (£2820 per annum).

### COMMUNAL GARDENS & PARKING



Well maintained communal grounds, parking to front and allocated underground parking space with electric gates.

### TOTAL FLOOR AREA

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

### COUNCIL TAX BAND 'E'

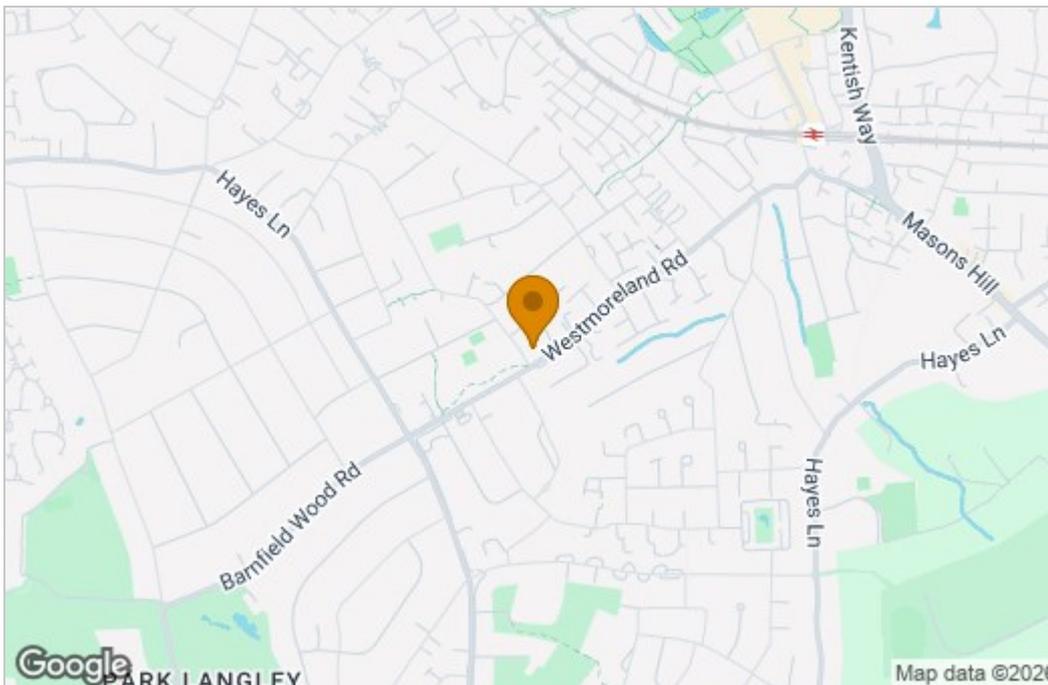
# Floor Plan

## GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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