



3 Bedroom

Share of freehold

Modern kitchen and bathroom

Top floor

Purpose built flat

Allocated parking



Orchard Road Bromley

£385,000

Communal Front Door To:

Entrance Lobby:

Stairs To 3rd Floor:

Front Door To:

Entrance Hall:

Intercom system, two storage cupboards one housing meters and consumer unit and single panel radiator.

Bedroom 2:

Double glazed window to side aspect views, built in wardrobes, storage cupboard and power points.

Master Bedroom:

Double glazed window to rear aspect views, double panelled radiator, two storage cupboards and power points.

Dining Room:

Double glazed window to rear aspect views, double panelled radiator, storage cupboard, power points and folding doors to:

Living Room:

Double glazed window to rear aspect views, double glazed door to balcony, double panelled radiator and power points.

Separate WC:

Low Level WC.

Bathroom:

Walk in shower with rain drop head. seprate WC and vanity wash hand basin.

Kitchen:

Double glazed window to side aspect views, matching range of base and eye level units with work surfaces over, stainless steel sink with hot and cold mixer tap, 4 ring electric hob, oven and grill, space for washing machine, integrated dish/washer and fridge/freezer. Boiler and part tiled walls.

To the Outside:

Communal gardens and garage en-block.

Forest Lawns, BR1
GROSS INTERNAL AREA
82.03 sqm / 882.96 sqft



Technical specifications and logos including mspec Verified, RICS, and other accreditation details.

Orchard Road Bromley

CLAUSES:**LEASEHOLD – NO DETAILS**

At the time of writing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate.

Vincent Chandler Ltd

Vincent Chandler have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relation to specific points of importance for example condition of items, permissions, approvals and regulation. The accuracy of these details are not guaranteed and they do not form part of the contract.

Metropix

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 of efficiency can be given.

Flat 19 Forest Lawns, 33, Orchard Road, BROMLEY, BR1 2TG

Dwelling type: Top-floor flat
Date of assessment: 24 January 2014
Date of certificate: 02 February 2014
Reference number: 8964-7229-1930-6864-9926
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

Use this document to:

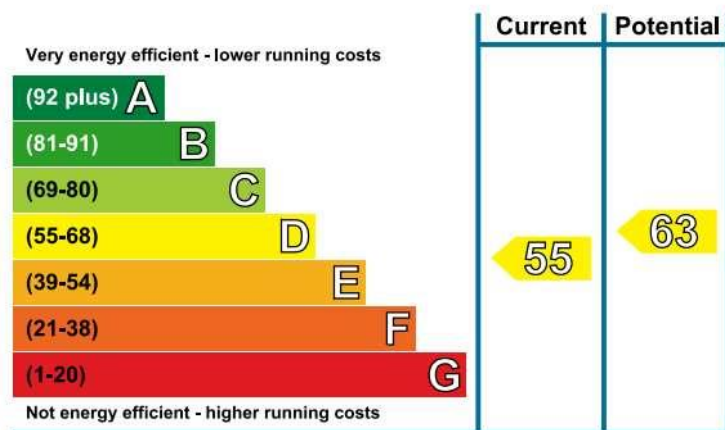
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,814
Over 3 years you could save	£ 489

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	
Heating	£ 2,265 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 336 over 3 years	£ 207 over 3 years	
Totals	£ 2,814	£ 2,325	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 60	
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 86	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 276	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.