



- 1. 3 Bedroom Maisonette
- 2. Good Decorative Order
- 3. Own Private Garden
- 4. Spacious Kitchen/Diner
- 5. Close to Bromley North & Sundridge Park
- 6. Freehold



**Morgan Road Bromley**

**£372,000**

**Storm Porch:**

**Double Glazed Front Door To:**

**Entrance Hall:**

Laminated wood flooring.

**Stairs to First Floor:**

**Landing:**

Double panelled radiator.

**Bedroom 3:**

Double glazed window to front aspect views, double panelled radiator, carpet, coving and power points.

**Bedroom 2:**

Double glazed window to front aspect views, double panelled radiator, built-in wardrobes, carpet, coving and power points.

**Living Room:**

Double glazed window to rear aspect views, double panelled radiator, carpet, coving and power points.

**Bathroom:**

Double glazed window to side aspect, panel enclosed bath with chrome bath mixer, shower over bath with exposed valve, close coupled WC, wash hand basin with chrome mixer tap, heated chrome towel radiator, laminated wood flooring, extractor fan and part tiled walls.

**Utility:**

Space for washing machine.

**Kitchen/Diner:**

Double glazed windows to side and rear aspect views, double glazed door to external staircase, matching range of base and eye level units with work surfaces, ceramic four ring hob, Bush integrated oven, stainless steel chimney filter hood, stainless steel sink with chrome mixer tap, integrated fridge/freezer, combination Valiant boiler, 2 double panelled radiators, laminated wood flooring and coving.

**Stairs to 2nd Floor:**

**Landing:**

Double glazed window to rear aspect views.

**Separate WC:**

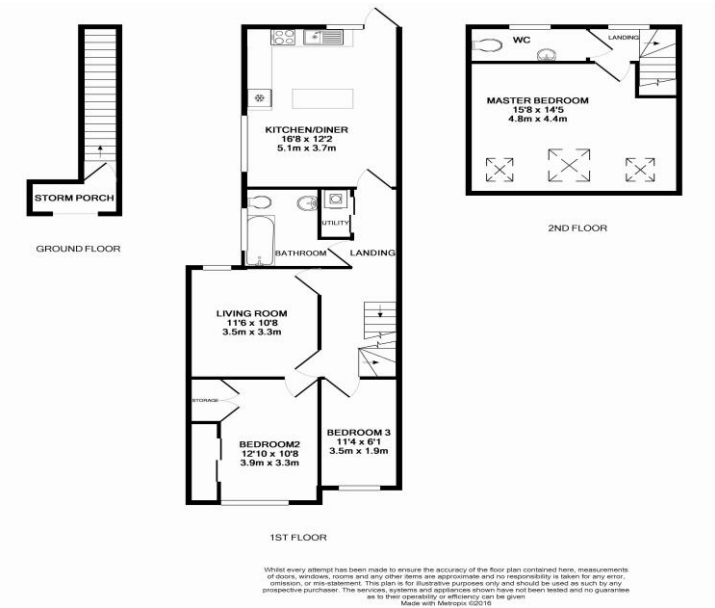
Double glazed window to rear aspect, close coupled WC, wash hand basin with chrome mixer tap, heated chrome towel radiator, extractor fan and laminated wood flooring.

**Master Bedroom:**

Velux windows to front aspect, inset spotlights and power points:

**Rear Garden:**

Fenced area with artificial grass.



**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.



# Energy Performance Certificate

48, Morgan Road, BROMLEY, BR1 3QF

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 03 December 2012  
**Date of certificate:** 05 December 2012

**Reference number:** 9507-2837-7728-9502-9971  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 71 m<sup>2</sup>

## 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:

**£ 3,036**

## Over 3 years you could save

**£ 1,143**

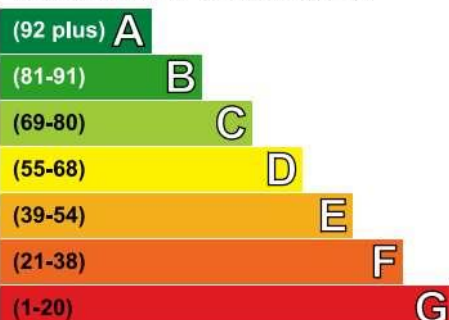
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 129 over 3 years	
Heating	£ 2,487 over 3 years	£ 1,524 over 3 years	
Hot Water	£ 294 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 3,036</b>	<b>£ 1,893</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
45	66



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).

## 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 Internal or external wall insulation	£4,000 - £14,000	£ 405	
2 Draught proofing	£80 - £120	£ 33	
3 Low energy lighting for all fixed outlets	£70	£ 105	

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.