



Two Bedroomed Purpose Built Flat

2nd Floor

Share Of Freehold (900+Years)

Garage & Allocated Parking

Spacious Living Room & Balcony

In Good Decorative Order



163 Widmore Road Bromley

£350,000

Communal Front To:

Entrance Lobby:

Stairs To Second Floor:

Front Door To:

Entrance Hall:

Laminate wood flooring, inset spot lights, double panelled radiator and storage cupboard.

Bedroom 2:

Double glazed windows to front aspect views, double panelled radiator and power points.

Kitchen:

Double glazed window to rear aspect views, matching range of base and eye level units with work surfaces over, stainless sink with hot and cold mixer tap, integrated fridge/freezer, space for washing machine, space for dish washer, four ring electric hob with oven and extractor hood, inset spot lights, part tiled walls and tiled floor.

Living Room:

Double glazed windows to front aspect views, double glazed door to balcony, laminate wood flooring, two double panelled radiators, inset set spot lights and power points.

Bathroom:

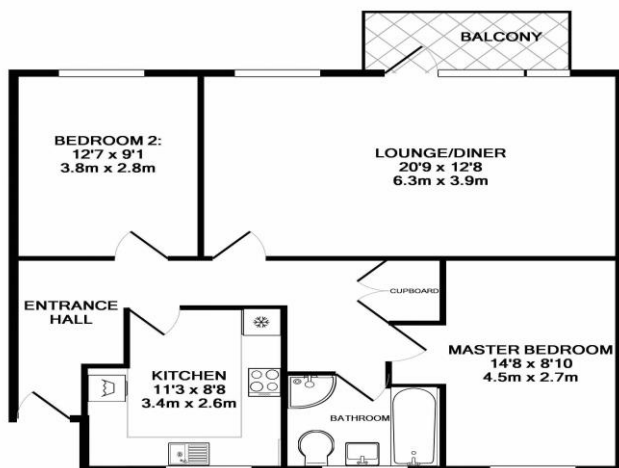
Double glazed obscure windows to rear aspect, panel enclosed bath with hot and cold mixer tap and shower attachment, quadrant shower cubicle with exposed valve, wall hung wash hand basin with hot and cold mixer tap, low level WC, chrome heated towel rail, tiled walls and tiled floor.

Master Bedroom:

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

To The Outside:

Communal gardens, garage and allocated parking for one car.



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 or efficiency can be given.
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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.

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Energy Performance Certificate



Flat 3 Dairsie Court, 163, Widmore Road, BROMLEY, BR1 3AX

Dwelling type:	Top-floor flat	Reference number:	8704-7829-1760-6893-8926
Date of assessment:	27 January 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 January 2014	Total floor area:	80 m ²

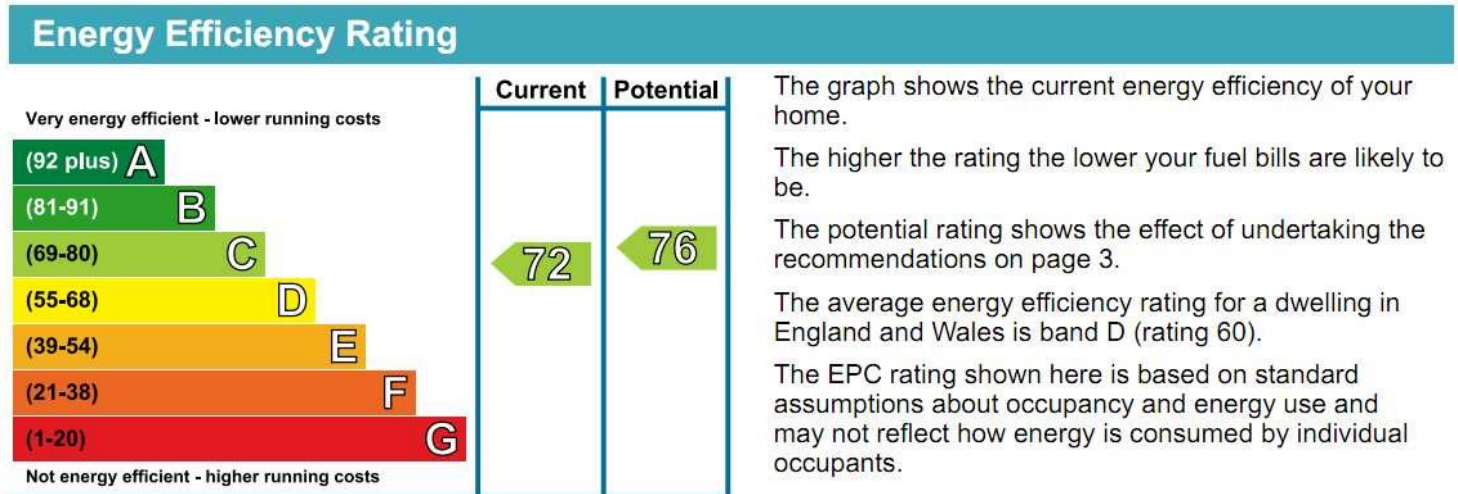
Use this document to:

- 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:	£ 1,830
Over 3 years you could save	£ 267

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 156 over 3 years	
Heating	£ 1,248 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 1,830	£ 1,563	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 136
2 Low energy lighting for all fixed outlets	£30	£ 133

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.