



## Sherman Court,

Palace Grove, Bromley, Kent BR1 3HE

*A generous size two double bedroom first floor apartment*



## Sherman Court

Price £359,950

A generous size two double bedroom Share Of Freehold apartment situated on the first floor of this purpose built block conveniently located to Bromley North Station and Bromley Town Centre.

The property shares its communal entry with only one other apartment and also has a patio area that is also shared with the other property.

Leading up the stairs via the video phone entry communal door, the apartment comprises an entrance hallway with storage areas, double aspect reception/dining room with French doors that open onto the balcony. The separate kitchen includes a range of wall and base units, gas burner, under counter oven and spaces for washing machine and fridge/freezer.

The master bedroom is a lovely size with built in wardrobe and plenty of space for further bedroom furniture. The second bedroom is also a good size double bedroom. The bathroom includes a shower over the bath, washbasin with storage underneath, WC and heated towel rail.

Further benefits include gas central heating, double glazed windows, video phone entry system, alarm, allocated parking space, Share Of Freehold with long lease, shared patio area and offered Chain Free.

We have been advised that there is 125 years Share of Freehold remaining on the lease, Service Charge £1,080 pa and Ground Rent £150 pa.



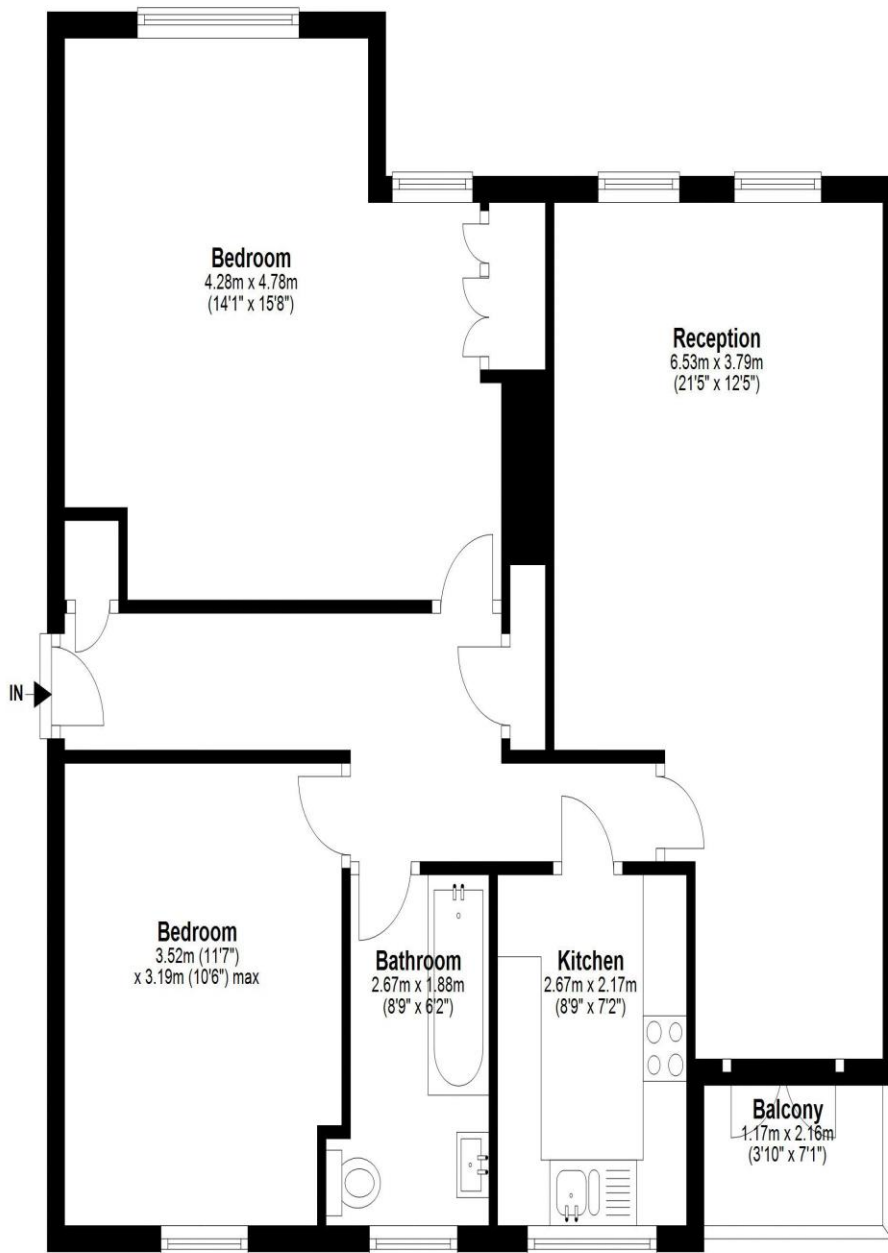
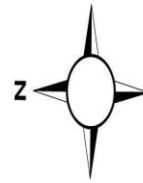
- Generous Size First Floor Apartment
- Two Double Bedrooms
- Separate Kitchen
- Double Aspect Reception/Dining Room
- Balcony
- 3-Piece Bathroom Suite
- Shared Patio Area
- Allocated Parking Space
- Close To Bromley North Station And Bromley Town Centre
- Offered Chain Free





## First Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.1 sq. feet)

### Sherman Court, Bromley

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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#### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

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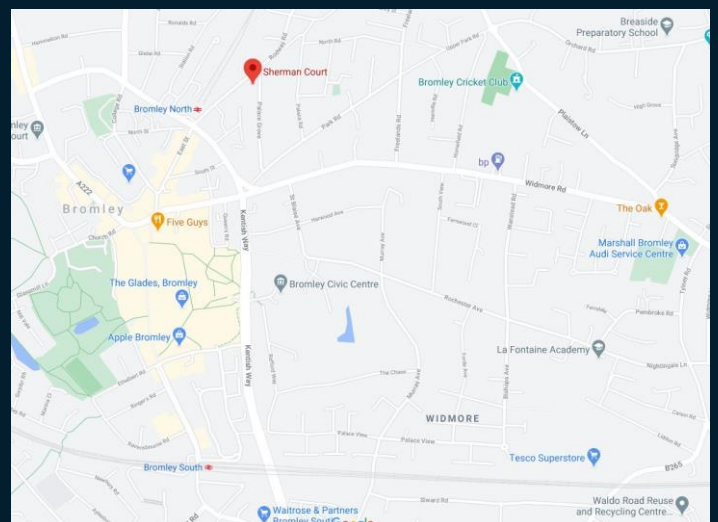
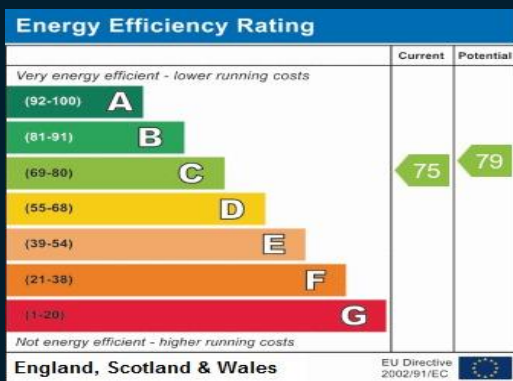


Additional Information:

Council Tax Band: D

Location: BROMLEY

Viewing: Via Browne Estates



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