



**St. Henera's Court, Brady Drive, Bromley, Kent, BR1 2FE**

**Guide Price: £300,000**

**CHAIN FREE!**

A two double bedroom corner sited first floor flat situated on the popular "Aquila" development conveniently located between Bickley and Chislehurst stations with fast services to either Victoria or London Bridge, Cannon Street and Charing Cross.

Inside the property is neutrally decorated and offers light and airy accommodation.

This would make a smashing first time buy or buy to let investment. Keys with us. Be quick!

Lease: 125 years from 2006      Maintenance: £170 pm

Ground Rent: £200 pa (Review Period TBA)      EPC: C

Council Tax: C

2 Double Bedrooms

Bright Airy Lounge

Modern Kitchen

Appliances to Stay

White Bathroom Suite

Double Glazing

Entryphone System

Allocated Parking

## ACCOMMODATION

### Entrance Hall

Radiator, entry phone system, built in cloaks cupboard, built in cupboard housing boiler.

### Lounge 14' 3" x 13' 5" (4.34m x 4.09m)

Dual double-glazed windows to the front, radiator.

### Kitchen 8' 0" x 7' 2" (2.44m x 2.18m)

Modern fitted kitchen with range of wall and base units, ample work tops, built-in stainless-steel gas hob with under oven and canopy over, integrated fridge/freezer, built in washing machine, stainless steel sink with drainer, tiled floor.

### Bedroom 1 13' 2" max x 10' 5" (4.01m x 3.17m)

Dual aspect with double glazed windows to front and side, radiator.

### Bedroom 2 10' 4" x 7' 4" (3.15m x 2.23m)

Double glazed window to side, radiator.

### Bathroom

Double glazed frosted window to side. White 3 piece suite comprising panelled bath with wall mounted shower and screen, wash hand basin, low flush w.c with concealed cistern, radiator, spotlights, extractor fan, tiled flooring.

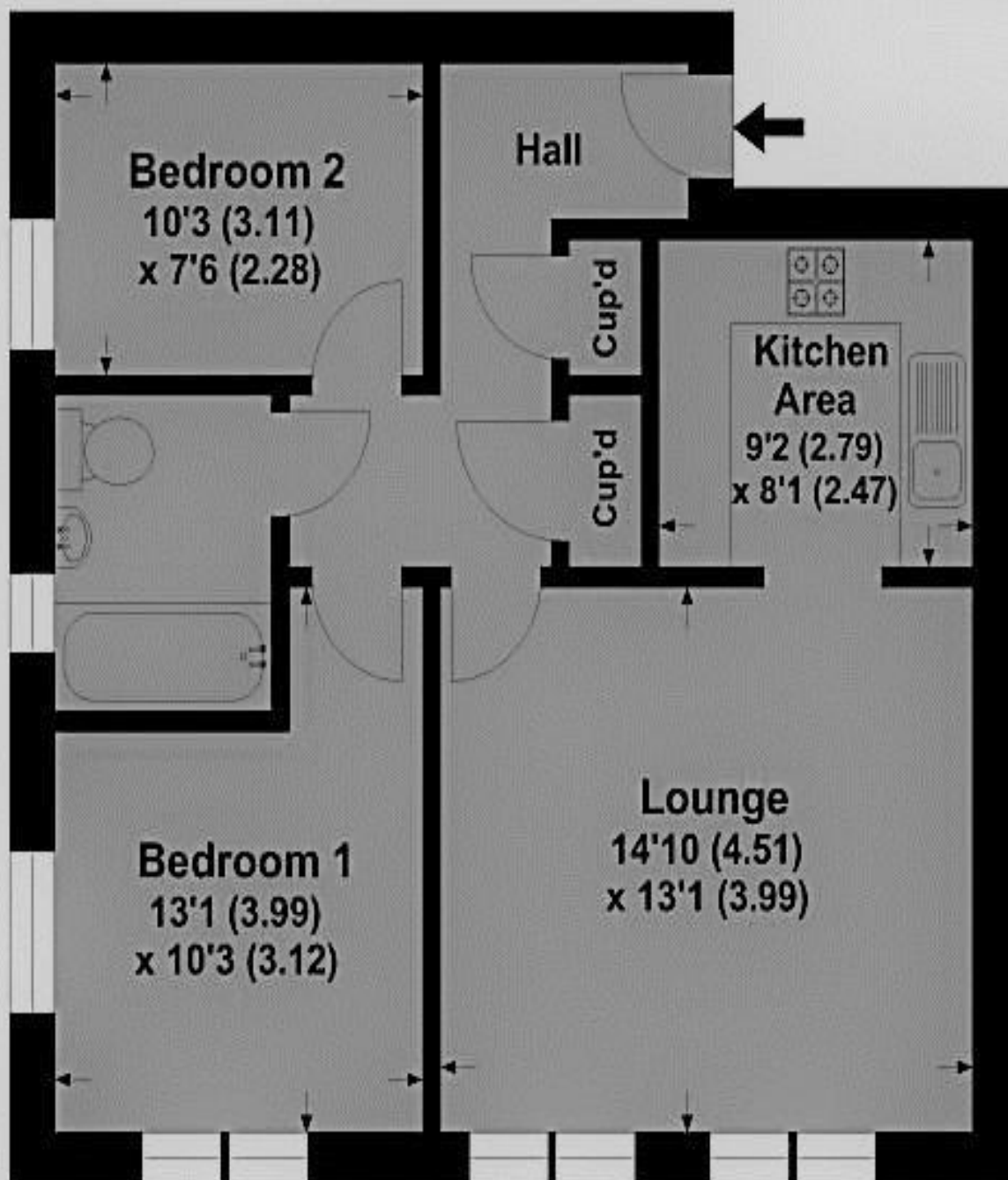
### Parking

Allocated parking to rear.

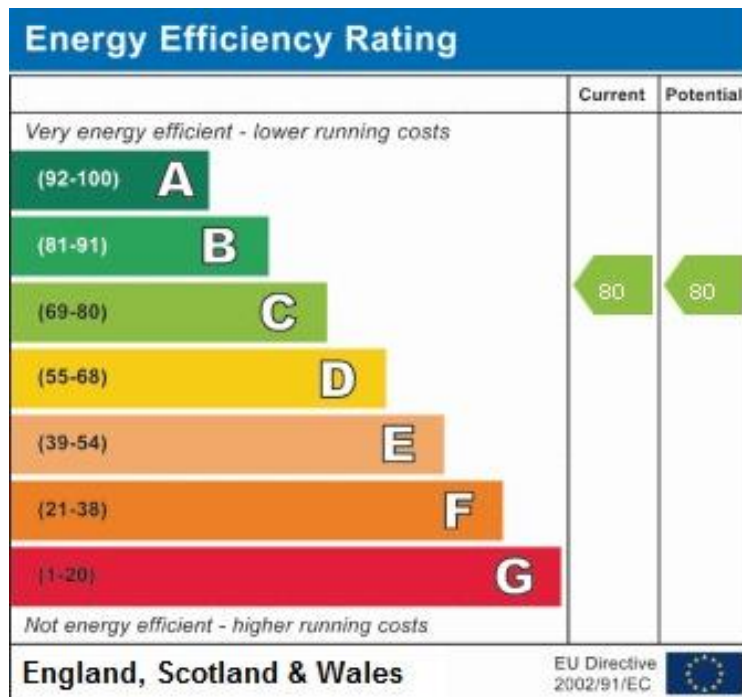


## St Heneras Court

APPROX. GROSS INTERNAL FLOOR AREA 598.15 SQFT / 55.57 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.



#### Viewing

Please call us on 020 8466 9101 to make an appointment.

#### Browne Estates

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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.

