



Rosewood Court, Bromley | £450,000 Share of Freehold

Situated in this quiet gated development we are delighted to offer for sale this three double bedroom top floor balcony apartment on the first floor of this well maintained private development that overlooks immaculate and mature gardens. This development has always been highly regarded and is in a tree lined road walking distance to a host of local amenities including shops and stations and has been attracting for many years those looking to down size given the exceptionally spacious living accommodation and the the secure living environment on offer. The property occupies a prominent position with unrivalled views of the grounds and of particular note benefits from a sunny South West facing balcony ideal for enjoying those long summer nights. This apartment we feel is well presented and the living accommodation briefly comprises a large, bright lounge / diner with direct access to the balcony, modern fitted kitchen / breakfast room, three equally well proportioned bedrooms the master of which boasts an ensuite and a family bathroom. These apartments were fortunately designed with ample storage space and this property also has a triple tandem garage below within the building as well as residents parking available. Sold with a share of the freehold and with no onward chain this could be a simple uncomplicated purchase and your early attention to view is well advised.



- Bright and spacious living accommodation
- Close to all local amenities
- Family bathroom and ensuite
- Private gated development
- Sold with a share of freehold
- Sold with no onward chain

Hallway

Lounge/Dinner 20'1" x 15'7" (6.12 x 4.75)

Kitchen/Breakfast Room 12'1" x 10'1" (3.68 x 3.07)

Bathroom 7'3" x 5'10" (2.21 x 1.78)

Bedroom one 15'11" x 11'10" (4.85 x 3.61)

Ensuite 9'10" x 4'3" (3 x 1.3)

Bedroom two 13'5" x 9'6" (4.09 x 2.9)

Bedroom three 13'9" x 7'11" (4.19 x 2.41)

Balcony

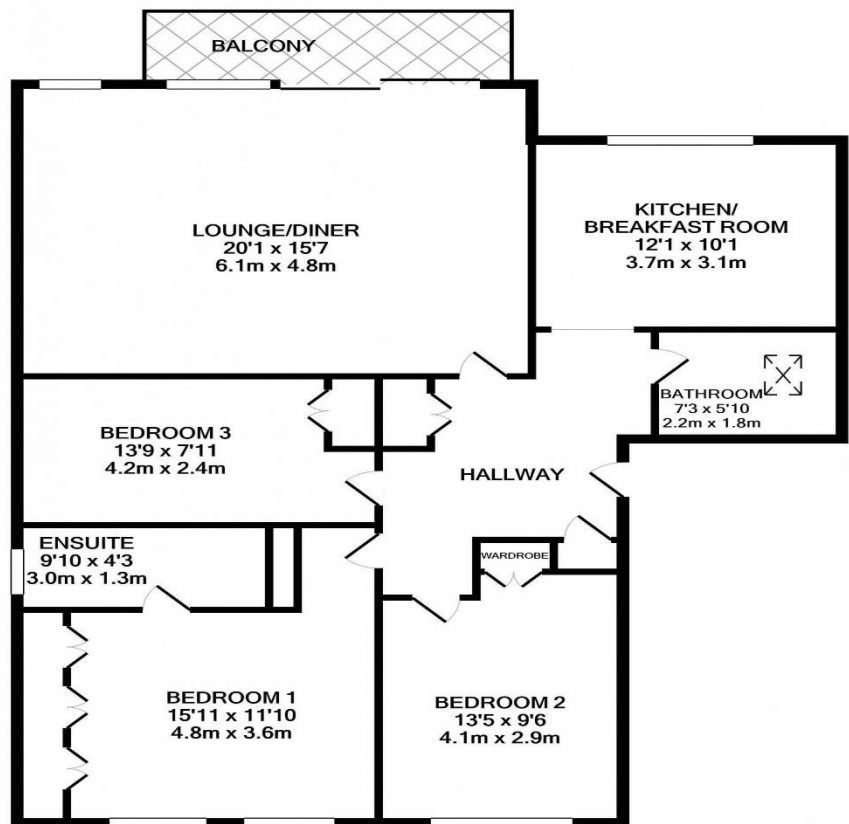
Triple Tandem Garage

Beneath the property is a long garage equal to approximately three car lengths.

Communal Gardens

Beautifully well maintained communal gardens boasting mature trees and manicured lawns.

Directions: From our Bromley office on Widmore Road turn right and at the traffic lights turn right and immediate right onto Sundridge Avenue. At the top of this road turn left onto Orchard Road and Rosewood Court can be found on the right hand side.



TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

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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Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
UK	EU Directive 2002/91/EC		UK	EU Directive 2002/91/EC	

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