



Sovereign Court, Magpie Hall Lane, Bromley, Kent, BR2 8EH



£230,000 Leasehold

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Sovereign Court, Magpie Hall Lane,
Bromley, BR2 8EH

Situated in the highly sought after Sovereign Court development is this two bedroom GROUND FLOOR over 55 flat with direct access onto communal gardens. The property is also offered 'Chain Free'.

Property Features

- Modern Shower Room
- Ground Floor
- Residents Parking
- Communal Gardens with Summer House
- 24 Hour Emergency Pull Cord
- Council Tax: C
- EPC Rating: C



Interior

Communal Entrance: With security door. Access to:-

Entrance Hallway: Fitted carpet and electric heater.

Lounge Area: 3.76m x 2.87m (12'4" x 9'5") With double glazed sliding patio doors providing direct access to the communal gardens. Fitted carpet and electric heater.

Kitchen Area: 2.9m x 1.7m (9'6" x 5'7") Fitted with a range of wall and base units with contrasting work surfaces, stainless steel sink unit with drainer and mixer tap. Waste dispenser. Built in electric oven and hob with extractor. Washing machine and fridge freezer. Window to side. Wood laminate flooring.

Bedroom 1: 3.3m x 2.64m (10'10" x 8'8") Window, fitted carpet and electric heater. A range of fitted wardrobes.

Bedroom 2: 2.84m x 2m (9'4" x 6'7") Window, fitted carpet and electric heater. Wardrobes.

Shower Room: Fitted with a modern suite comprising walk in shower cubicle, wash hand basin set in vanity unit and wc with concealed cistern. Tiled walls. Electric heater. Extractor fan.

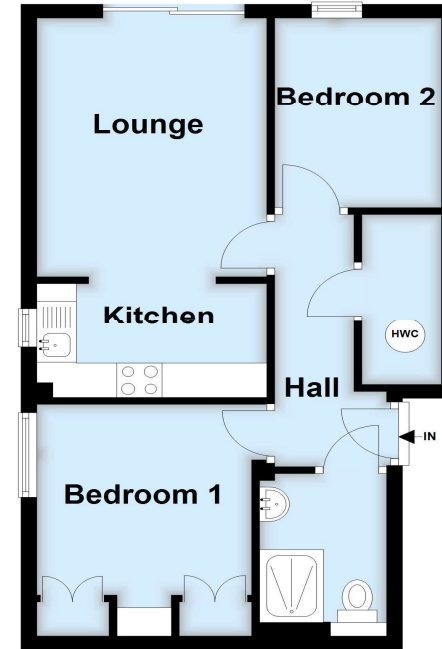
Exterior

Communal Gardens: Mainly laid to lawn and with access to a pleasant Summerhouse.

Residents Parking.

Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 43.8 sq. metres (472.0 sq. feet)

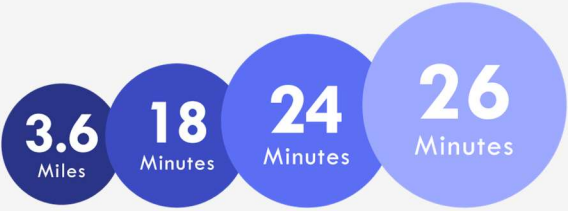
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Property Location

Maggie Hall Lane, Bromley, Kent, BR2 8EH



M25 Junction 4 Orpington to London Bridge St Mary Cray to Victoria Orpington to Charing Cross

*All distances from branch postcode. Train time from the nearest station.

Leasehold Information

Original Lease Term: 126 years from 25th March 1988.

Unexpired Lease: Approx 90 years.

Current Ground Rent: Nil.

Next Ground Rent review date: n/a

Current Service Charge: Approx £160.02 per month

Please note that these charges may be subject to reviews and should be verified by your solicitor.

The residents need to be above the age of 55.

Additional Information

The property is situated close to a range of amenities and easy access into Petts Wood and Bromley Town Centres alike.

FOR MORE INFORMATION CONTACT US TODAY.

01689 833322
Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF
orpington@robinson-jackson.com



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