

To Let

Scotts Lane, Bromley BR2 0LX



**£1,350 PER MONTH**

**2 BEDROOM FLAT**

- ✓ GROUND FLOOR GARDEN FLAT
- ✓ TWO DOUBLE BEDROOMS
- ✓ DOUBLE GLAZING AND GAS CENTRAL HEATING
- ✓ LARGE RECEPTION ROOM
- ✓ FITTED KITCHEN/DINER WITH APPLIANCES
- ✓ BATHROOM SUITE
- ✓ OFF STREET PARKING TO FRONT
- ✓ PRIVATE PATIO GARDEN





## Description

Available from the beginning of August is this ground floor garden flat with two double bedrooms, which further comprises of a good size reception room/modern fitted kitchen with appliances, White bathroom suite with bath and shower, private off street parking to the front and private patio garden. Please call Bishop Estates to arrange a viewing on 01689 873 796. SORRY NO PETS.

## Ground Floor

**ENTRANCE HALL** - Entryphone system, radiator, laminate floor, door to basement.

**BEDROOM ONE** - 15' 0" x 10' 11" (4.59m x 3.35m) Double glazed window to front, laminate flooring, double wardrobe cupboard, single cupboard, further free standing wardrobe cupboard, radiator, double glazed window to front.

**BEDROOM TWO** - 12' 9" x 8' 10" (3.92m x 2.72m) Two double glazed windows to front, double glazed window to side, laminate flooring, radiator.

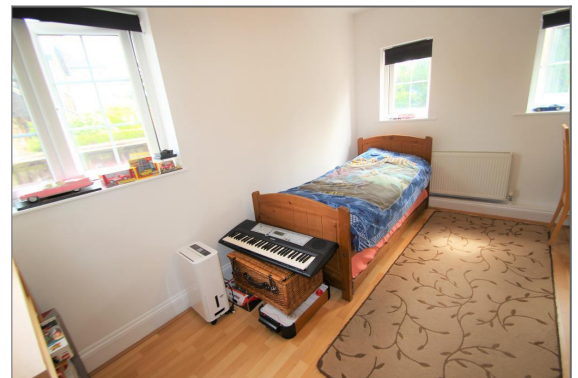
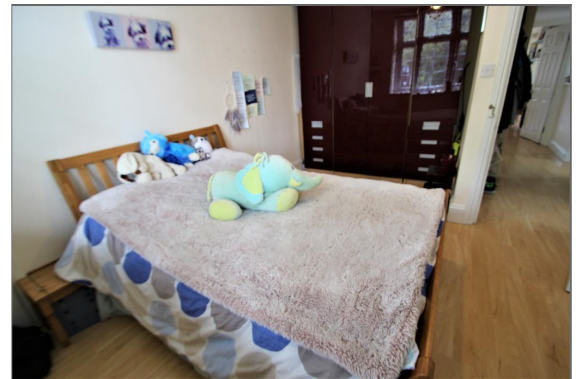
**BATHROOM SUITE** - 9' 4" x 5' 5" (2.86m x 1.67m) Bathroom suite comprising of separate shower cubicle, panelled bath with mixer tap, double glazed frosted window to side, tiled flooring, pedestal wash hand basin.

**OPEN PLAN KITCHEN/LIVING SPACE** - 18' 0" x 14' 10" (5.51m x 4.54m) Fitted kitchen with a range of matching wall and base units with work tops over, space and plumbing for washing machine, fridge freezer, gas hob and electric oven, slimline dishwasher, stainless steel sink unit with mixer tap and drainer, part tiled walls, laminate flooring. Open to: Reception area, laminate flooring, radiator, double doors opening onto rear garden.

## Exterior

**PRIVATE GARDEN TO REAR** - "L" shaped rear garden, all paved, shed and side gate to front.

**OFF STREET PARKING TO THE FRONT** - Off street parking space to front. Further parking on street



## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	62   D
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.