

## 2 Bedroom Maisonette for Rent - £1,500 per month

Rushmore Close, Bickley, Kent, BR1 2DJ



### KEY FEATURES

- GROUND FLOOR MAISONETTE • TWO BEDROOMS • GOOD SIZE RECEPTION ROOM • NEW DOUBLE GLAZING • GAS CENTRAL HEATING • OWN PRIVATE GARDEN • CLOSE TO BICKLEY TRAIN STATION • COUNCIL TAX BAND C • EPC RATING C



## Description

### AVAILABLE NOW !

Positioned in the heart of Bickley with excellent access to Bickley Station & a host of local shops at Chatterton Village is this ground floor maisonette. The property offers newly installed double glazed windows, two bedrooms, a 17'11 lounge to the rear as well as a bathroom suite with electric shower & fitted kitchen with appliances. Further features include a garage en-bloc & a private lawned rear garden. Call Bishop Estates to arrange a viewing on 01689 873796.

## Location

Located in Rushmore Close, which is a cul-de-sac location, the property is a ground floor maisonette with the benefit of a private rear garden. Direction from our Orpington Office: turn right onto Knoll Rise, continue onto Lynwood Grove, turn left onto Crofton Lane, at the roundabout, take the 2nd exit onto Towncourt Lane, continue straight onto Queensway and Southborough Lane, go through 1st roundabout, at the second roundabout, take the 3rd exit onto Southborough Road, at the roundabout, take the 1st exit onto Southlands Road, turn right onto Clarence Road, turn right onto Bickley Crescent, turn left onto Rushmore Close and follow the road around to the cul de sac. The property is on the right hand side. What 3 Words location: [///pound.tigers.shell](http://pound.tigers.shell)

This property is the perfect location for numerous local amenities including Whitehall Recreation Ground and Bickley Railway Station. The location is also ideal for the retail delights offered by both Bluewater and Bromley High Street as well as beautiful recreational facilities at Norman Park and Jubilee Country Park.

Bickley Station 0.1 miles  
Chislehurst Station 0.8 miles  
Bromley South Station 1.2 miles

## Ground Floor

**ENTRANCE HALL** - UPVC front door, laminate flooring.

**RECEPTION ROOM** - 17' 10" x 11' 0" (5.45m x 3.37m)

Double glazed sliding patio doors to rear, radiator, feature fireplace, laminate flooring.

**FITTED KITCHEN** - 9' 0" x 8' 5" (2.76m x 2.59m)

Fitted kitchen with a range of wall and base units and work tops over, double glazed window, stainless steel sink unit with drainer and mixer tap, built in oven with hob over, extractor hood, washing machine, fridge freezer, washing machine, fridge freezer, wall mounted boiler.

**BEDROOM ONE** - 11' 11" x 10' 11" (3.65m x 3.35m) Double



glazed window, radiator.

**BEDROOM TWO** - 11' 1" x 10' 11" (3.4m x 3.35m) Double glazed window, radiator.

**BATHROOM** - Bathroom suite comprising of panelled bath, independent power shower, pedestal wash hand basin, heated towel rail

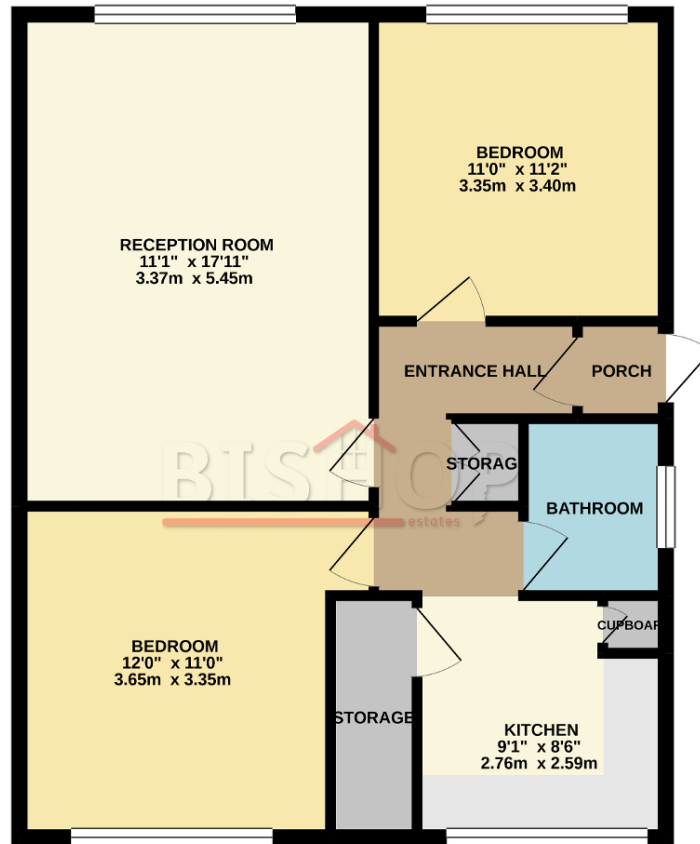
**REAR GARDEN** - Private garden, mainly laid to lawn.

Exterior

**GARAGE** - Garage en bloc.



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems

and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.