

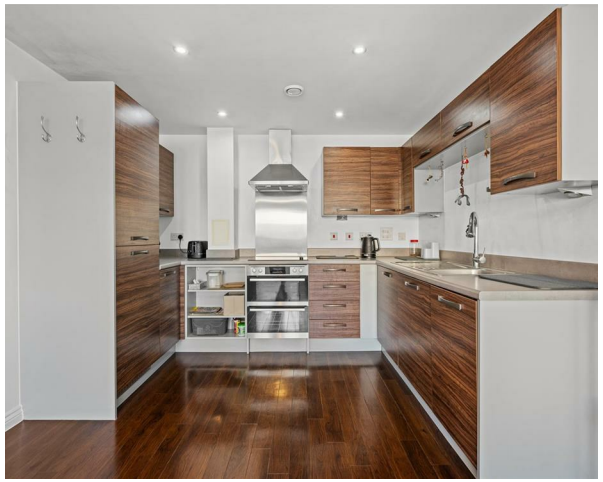
32 Azzura House 8 Homesdale Road

Bromley, BR2 9FT

£260,000 Leasehold EPC: Band C

Maguire Baylis







Maguire Baylis are delighted to present this beautifully appointed top floor apartment, forming part of a modern and highly convenient purpose-built development. The property offers an exceptional sense of space and light, further enhanced by a full-width private balcony that runs the entire length of the flat – accessed directly from both bedrooms as well as the living room. A superb feature, which provides an attractive outlook ad far reaching views.

Inside, the apartment is finished to a high standard, including Amtico wood-effect flooring throughout. The well-planned accommodation comprises a spacious open-plan living room with French doors to the balcony, open plan to a fully fitted kitchen area with integrated appliances. There are two good size bedrooms, with the principal room benefiting from an en suite shower room, in addition to a separate modern bathroom.

Ideally positioned, the property is within easy reach of local transport links, including walking distance to Bromley South station and the town centre, offering fast train services and excellent amenities. Further benefits include private, secure allocated parking, a lift service to the top floor, and the added advantage of being offered to the market with no onward chain.

A superb apartment that truly needs to be seen to appreciate its outlook, layout and overall feel.

- BEAUTIFULLY APPOINTED TOP FLOOR APRTMENT
- FULL WIDTH PRIVATE BALCONY ENJOYING GREAT VIEWS
- TWO GOOD SIZE BEDROOMS ** TWO BATH/SHOWER ROOMS
- SPACIOUS OPEN PLAN LIVING ROOM WITH FRENCH DOOR TO BALCONY
- FULLY FITTED KITCHEN AREA WITH INTEGRATED APPLIANCES
- CONVENIENT LOCATION - EASY REACH TRANSPORT LINKS
- WALK TO BROMLEY SOUTH & TOWN CENTRE
- PRIVATE SECURE ALLOCATED PAKING
- LIFT SERVICE TO TOP FLOOR
- NO ONWARD CHAIN

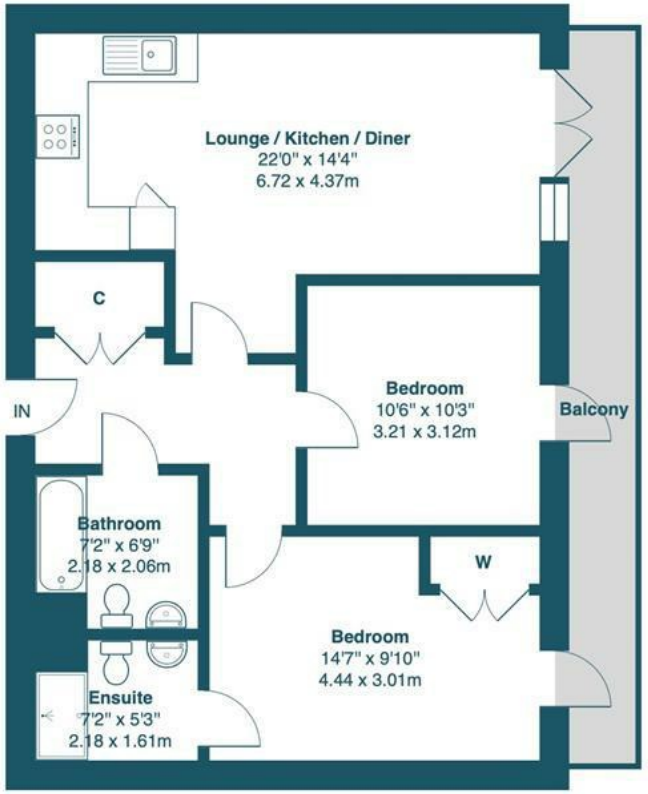






Homesdale Road, BR2

Approximate Gross Internal Area = 713 sq ft / 66.2 sq m



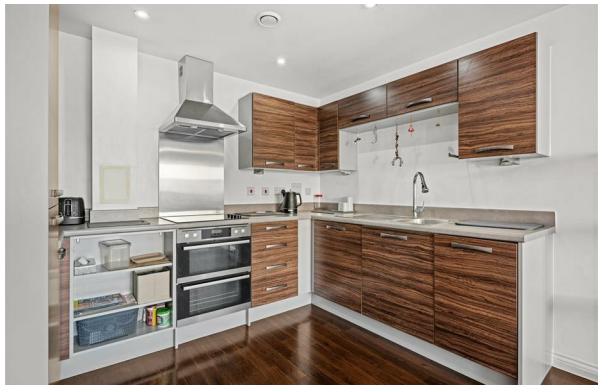
Fourth Floor

Maguire Baylis

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
By www.Prime Square Photography.com / Copyright 2025







COMMUNAL HALLWAY
Lift service and stairs to top (fourth) floor.

HALLWAY
A welcoming entrance hall featuring Amtico wood effect flooring; large built-in storage cupboard which houses the Heat Interface Unit for the central heating system, plus the Nuaire Ventilation unit. Video entry handset; radiator.

OPEN PLAN LOUNGE/KITCHEN
LOUNGE AREA: Featuring double glazed French doors and windows to the front leading onto the full width balcony. Amtico wood effect flooring; radiator.
KITCHEN: Fitted with a good range of modern wood effect wall and base units with worktops to two walls. Inset stainless steel sink unit; integrated appliances comprising double oven; electric hob with extractor hood; fridge/freezer, washing machine, dishwasher.

BEDROOM 1
Glazed door to balcony; radiator; built-in double wardrobe.

EN SUITE SHOWER
Well appointed suite with over-=sized shower enclosure; pedestal wash basin; WC; part tiled; Amtico flooring; extractor fan.

BEDROOM 2
Glazed door leading to balcony; radiator.

BATHROOM
Suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; Amtico flooring; radiator; part tiled walls; extractor fan.

OUTSIDE
Small area of communal garden to rear leading onto residents car park.

PARKING
Allocated parking to rear approached via a secure electric gate.
Space no. 2

LEASE & MAINTENANCE
LEASE - approx 109 years remaining
SERVICE CHARGES - Currently £3,757.12 pa to include the majority of the heating and hot water costs, and to include the buildings insurance
GROUND RENT - £250 pa

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///truth.super.looks

AGENTS NOTE 1
The property is served with a Heat Interface Unit, rather than a boiler. The heating and hot water is fed from a communal gas boiler. The running costs of which are included in the service charge.
There is a built-in ventilation system which provides filtered, fresh air to the property in order to improve the quality and reduce the risk of condensation.

AGENT NOTE 2
CLADDING/REMEDIATION INFORMATION: The development is included within the Government's Developer Remediation Contract, with Taylor Wimpey confirming that the required external wall and life-critical fire safety remediation works will be undertaken at no cost to leaseholders. Taylor Wimpey has provided a Letter of Comfort specifically for the purposes of sale or remortgage, which can be made available to prospective purchasers and mortgage lenders. The seller has also provided the relevant Building Safety Act Leaseholder Deed of Certificate and the Landlord's Certificate confirms that the property qualifies for the statutory leaseholder protections. Further documentation is available upon request.

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The Property Ombudsman

Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.