



9 Morden Lodge 25 Beckenham Grove

Shortlands, Bromley, BR2 0JN

**£275,000 Share of Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £275,000 - £300,000.

Maguire Baylis are delighted to offer for sale this bright and spacious one bedroom apartment which is set on the top floor of a popular purpose-built development and enjoys a sunny south facing aspect to the rear of the block.

The property is located within a favoured residential road, ideally placed being a short walk to Shortlands mainline station, and within close proximity to central Bromley which provides a vast array of shops including The Glades retail centre, plus numerous restaurants and bars. Beckenham town centre is also within easy reach.

Internally, the property provides a welcoming entrance hallway featuring a full run of built-in storage cupboards to one wall; an impressive L-shaped living room featuring a full width double glazed window to the rear overlooking the communal gardens; the kitchen is accessed from the lounge and provides a good range of fitted units and built-in appliances. The good sized double bedroom also features a full width window and benefits from a built-in double wardrobe. The bathroom provides a modern suite with a shower over the bath.

For those seeking outdoor recreation, the area is blessed with some lovely green spaces including the popular local Queensmead park in Shortlands village, plus Beckenham Place Park offering long countryside walks and, for the more adventurous, the highly popular outdoor swimming lake.

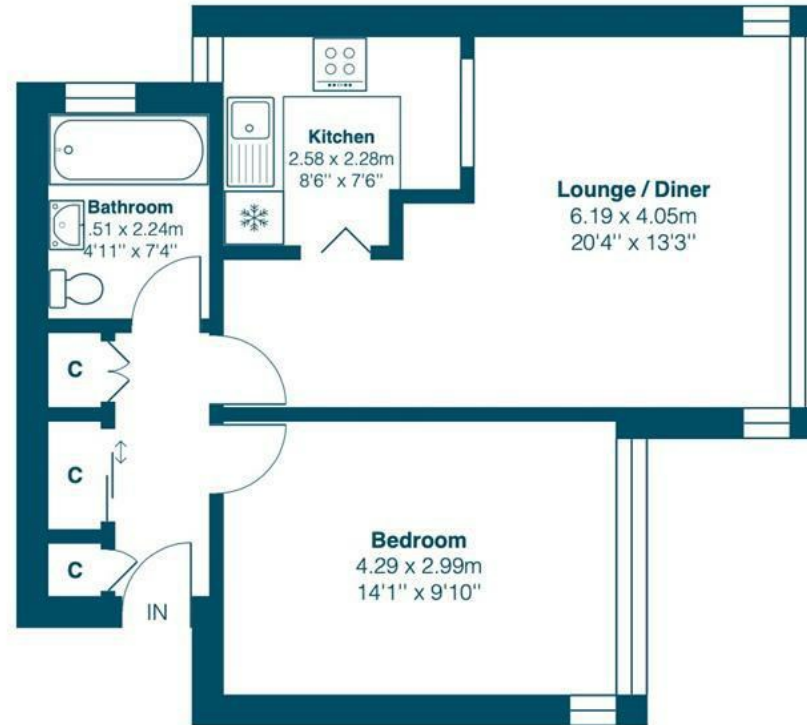
- BRIGHT & SPACIOUS TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH BUILT IN WARDROBE
- SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH APPLIANCES
- MODERN BATHROOM SUITE
- SOUTH FACING ASPECT TO REAR
- ATTRACTIVE COMMUNAL GROUNDS
- GARAGE AT REAR
- SUPER LOCATION - CLOSE TO STATION
- EPC - BAND C





# Morden Lodge BR2

Total Area: 48.7 m2 ... 524 ft2



Second Floor



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.



### COMMUNAL HALLWAY

Stairs to second floor.

### ENTRANCE HALL

Wood effect flooring; range of useful built-in storage/coat cupboards to one wall.

### LIVING ROOM

20'4 (narrowing to 14') x 13'3 (6.20m (narrowing to 4.27m) x 4.04m)

Full width double glazed window to rear enjoying a south facing aspect with an over the communal garden; two radiators with fitted covers; fitted feature fireplace surround with electric fire; wood effect flooring; door to:

### KITCHEN

8'5 x 7'5 (max) (2.57m x 2.26m (max))

Double glazed window to front; internal window to lounge; fitted with a range of wooden effect Shaker style wall and base units with worktops to three walls; inset stainless steel sink unit; built-in appliances comprising electric oven & hob, extractor hood; integrated fridge/freezer; cupboard housing washer dryer (to remain); cupboard housing Potterton gas combi boiler; vinyl flooring; part tiled walls.

### BEDROOM

14'1 x 9'9 (4.29m x 2.97m)

Full width double glazed window to rear; radiator with fitted cover; built-in double wardrobe.

### BATHROOM

Double glazed window to side; suite comprising panelled bath with built-in electric shower over; pedestal wash basin; WC; part tiled walls; heated towel rail; vinyl flooring; recessed storage/medicine cabinet; wall mounted electric light with shaver point; fitted wall mirror; extractor fan.

### COMMUNAL GARDENS

Well kept communal gardens to front and rear. Mainly laid to lawn and with established plants/trees.

### GARAGE

Single garage at rear, en bloc. Further parking available on street, unrestricted.

### LEASE & MAINTENANCE

LEASE - Share of freehold - lease 946 years remaining

MAINTENANCE - Currently £129.20 per month

### COUNCIL TAX

London Borough of Bromley - Band C



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.