



Flat F 37 Cambridge Road

Bromley, BR1 4EB

£200,000 Leasehold EPC: C

 **Maguire Baylis**



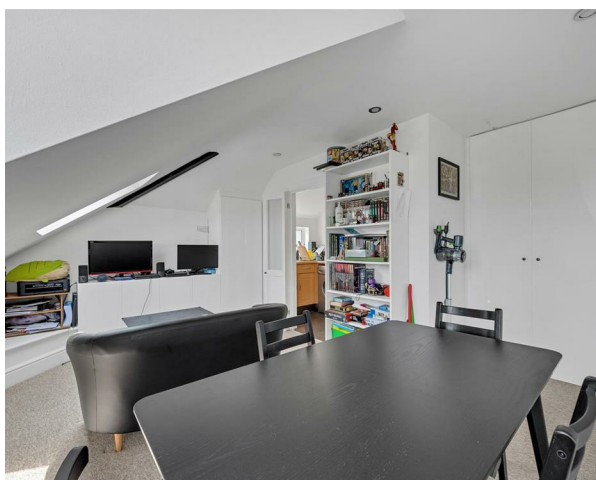
Being Sold via Secure Sale. Terms & Conditions Apply. Starting offers £200,000.

Maguire Baylis are pleased to offer to the market this stylishly appointed top floor conversion flat which forms part of a detached period residence located within a popular residential road nearby to Sundridge Park local shops and station, plus within easy reach of Bromley town centre.

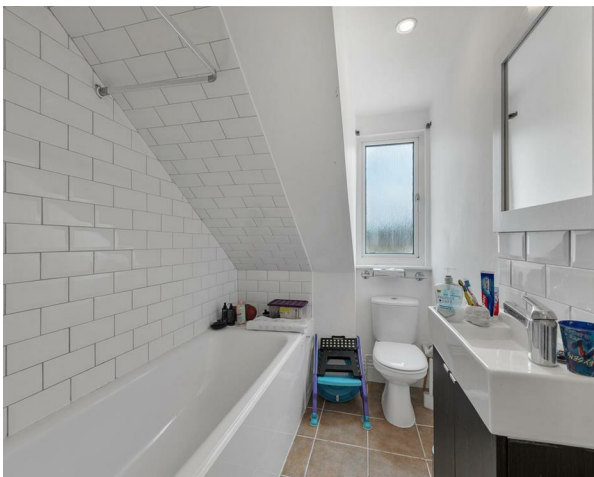
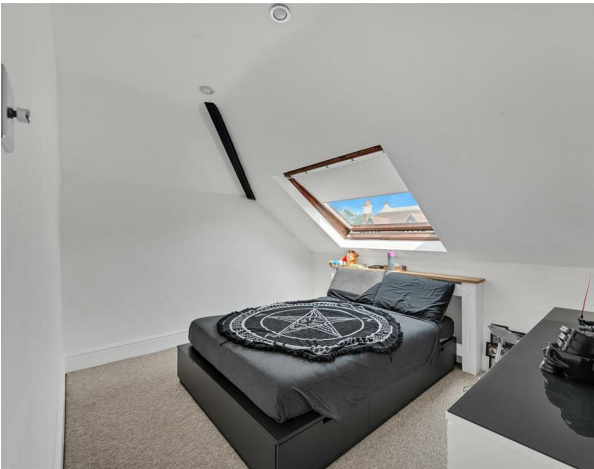
The property, which is offered for sale on a chain free basis, provides bright and neutrally presented rooms comprising a lounge/diner featuring a range of fitted storage/media cabinets; fitted kitchen with built-in oven and hob; bedroom with large skylight window; modern and well appointed bathroom.

Outside, the property benefits from allocated parking to the front, plus an attractive communal garden to the rear.

Cambridge Road is a highly convenient residential street, predominantly lined with period properties providing an attractive setting. The town centre can be easily reached on foot and nearby stations are at Sundridge Park, Bromley North and Bromley South - the latter with fast and frequent train services to London Victoria in 17 minutes. Nearby Sundridge Park provides a range of useful local shops, restaurant, plus popular coffee shop. Bromley town centre features an array of facilities including The Glades shopping centre.



- TOP FLOOR CONVERSION FLAT
- ONE DOUBLE BEDROOM
- LOVELY, BRIGHT LOUNGE/DINER
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- MODERN & STYLISHLY APPOINTED BTHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING TO FRONT
- SOUGHT AFTER ROAD - CLOSE TO AMENITIES/STATIONS
- CHAIN FREE ** BEING SOLD VIA SECURE SALE
- EPC - BAND C



Cambridge Road

Total Area: 39.8 m2 ... 428 ft2



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

COMMUNAL HALLWAY

Stairs to top (second) floor.

HALLWAY

Doors to lounge and bedroom; door entry handset.

LOUNGE/DINER

15'6 x 9'10 (4.72m x 3.00m)

Double glazed dormer window plus Velux window to front; radiator; built-in double wardrobe; range of built-in storage/media units to one wall. Door to:

KITCHEN

9'8 x 4'11 (2.95m x 1.50m)

Double glazed window to side; fitted with a range of wood effect wall and base units with worktops to three walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; spaces for additional appliances; part tiled walls; tiled flooring.

BEDROOM

10'8 x 10'2 (3.25m x 3.10m)

Large double glazed skylight window to front; radiator with fitted cover.

BATHROOM

Double glazed window to front; fitted with a modern and stylishly appointed suite comprising panelled bath with shower over; fitted wash basin with vanity storage under; WC; part tiled walls; tiled flooring; heated chrome towel rail.

COMMUNAL GARDENS

Communal garden to rear.

PARKING

Allocated parking space to front.

LEASE & MAINTENANCE

LEASE - approx 88 years unexpired

MAINTENANCE - Currently £1215 pa

GROUND RENT - £290 pa

COUNCIL TAX

London Borough of Bromley - Band B



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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.