



9 Woodlands 19 Oaklands Road  
Bromley, BR1 3SS  
**£250,000 Leasehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are delighted to offer for sale this bright and spacious first floor flat forming part of this popular purpose-built block, located within a quiet sought after residential road within easy reach of Bromley town centre.

The property provides generously proportioned accommodation which comprises: a good size entrance hallway with two large storage cupboards; living room with large double glazed window offering an attractive outlook to the front; fitted kitchen with built-in oven and hob; large double bedroom; spacious bathroom.

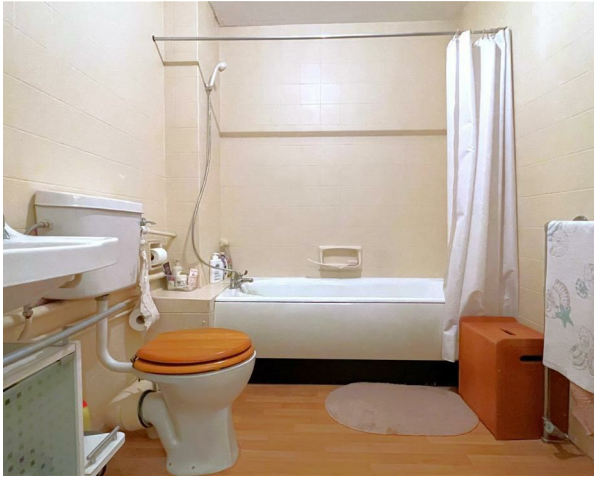
Outside, there are well kept communal grounds and a private garage to the rear. In addition, there is off street parking for residents and visitors.

Oaklands Road is located around two thirds of a mile from the town centre. Nearby stations include Bromley North, Sundridge Park, Shortlands and Ravensbourne. There are also bus routes, and useful local shops, close by in London Road.



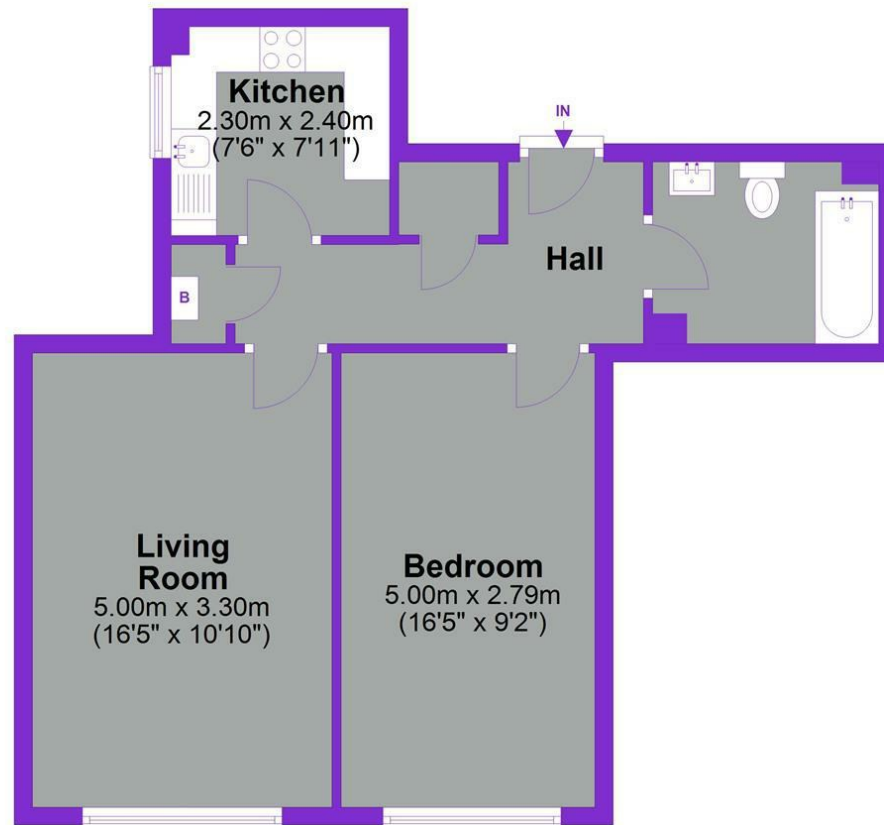
- FIRST FLOOR APARTMENT
- BRIGHT & SPACIOUS ACCOMMODATION
- LARGE DOUBLE BEDROOM
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- SPACIOUS BATHROOM
- DOUBLE GLAZED THROUGHOUT
- QUIET, LEAFY SETTING
- CONVENIENT FOR TOWN CENTRE/TRANSPORT LINKS
- PRIVATE GARAGE AT REAR
- WELL KEPT COMMUNAL GARDENS \*\* EPC - BAND





## First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 50.6 sq. metres (544.3 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

### COMMUNAL HALLWAY

Stairs to first floor.

### ENTRANCE HALLWAY

A spacious hallway featuring a built-in coats cupboard, plus built-in storage cupboard housing gas combi boiler; radiator; intercom handset.

### LOUNGE

16'3 x 10'5 (4.95m x 3.18m)

Large double glazed window to front; radiator.

### KITCHEN

7'10 x 7'5 (2.39m x 2.26m)

Double glazed window to side; fitted with a range of wood effect wall and base units with worktops to three walls; built-in electric oven & hob; spaces for washing machine and fridge/freezer; vinyl flooring; part tiled walls.

### BEDROOM

16'1 x 8'11 (4.90m x 2.72m)

Large double glazed window to front; radiator.

### BATHROOM

8' x 6'6 (2.44m x 1.98m)

Suite comprising panelled bath; pedestal wash basin; WC; fully tiled walls; heated towel rail; vinyl flooring; extractor fan.

### GARAGE & PARKING

Garage at rear. Residents off street parking.

### COMMUNAL GROUNDS

Well kept communal grounds with an attractive rear garden, mainly laid to lawn.

### LEASE & MAINTENANCE

LEASE - 189 years from 25 December 1970. 135 Years remaining.

MAINTENANCE - £768.38 per half year

GROUND RENT - nil

### 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.