



Flat 4, 23 Scotts Road  
Bromley, BR1 3QD  
**£350,000 Leasehold EPC: B**

 **Maguire Baylis**



A super apartment boasting a private patio and providing spacious two double bedroom accommodation, forming part of a popular purpose built development which was constructed in 2017.

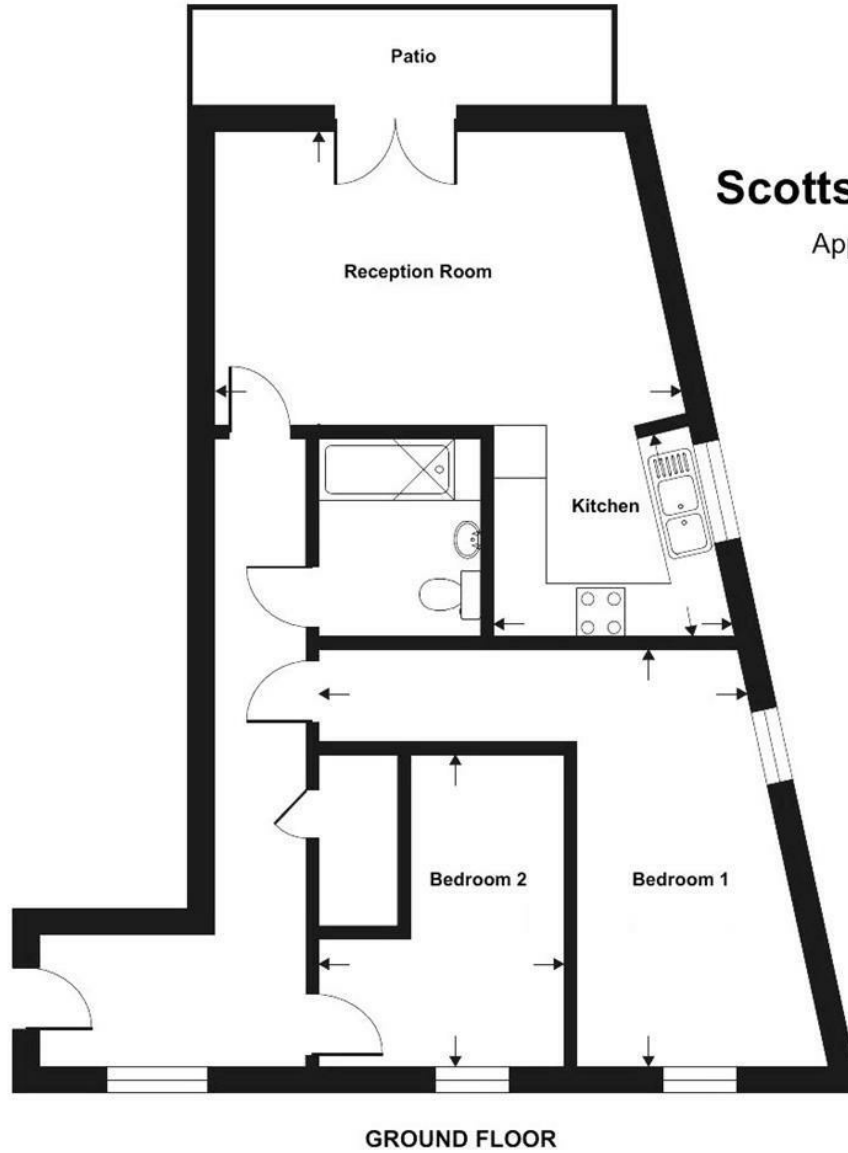
The property is located within a delightful cul-de-sac setting, just a few minutes walk from Sundridge Park local village shops/station. The flat is also within easy reach of Bromley town centre with its numerous amenities including The Glades retail centre and additional transport links at Bromley North and Bromley South with direct links to central London.

Internally, the spacious accommodation comprises: a large entrance hallway with useful built-in storage; a lovely living room with French doors leading to the private patio to the side of the property; the kitchen is fitted with a great range of stylish units - featuring a full range of integrated appliances. Both bedrooms are good size rooms and the bathroom provides a modern and well appointed suite with a bath with built-in shower over.

Further benefits include allocated off street parking, the balance of the 10 year new build warranty, plus a communal garden.

The property is also offered for sale on a chain free basis.

- GROUND FLOOR APARTMENT
- PRIVATE SUNNY PATIO AREA
- TWO DOUBLE BEDROOMS
- STYLISH FULLY INTEGRATED KITCHEN
- MODERN BATHROOM WITH SHOWER OVER BATH
- DELIGHTFUL CUL DE SAC LOCATION
- EASY ACCESS BROMLEY TOWN CENTRE
- SHORT WALK TO SUNDRIDGE PARK SHOPS/STATION
- ALLOCATED PARKING SPACE
- CHAIN FREE SALE \*\* EPC - BAND B



## Scotts Road, Bromley, BR1

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale

## COMMUNAL HALLWAY

### ENTRANCE HALL

23'6 (7.16m)

A large and welcoming hallway with double glazed window to side; wood effect Amtico flooring; radiator; video entry system; large 'walk-in' store/coats cupboard.

### LOUNGE

17'8 x 11' (5.38m x 3.35m)

Double glazed French doors leading to the private patio to the side; wood effect Amtico flooring; radiator; double opening to:

### KITCHEN

9' x 7'10 (2.74m x 2.39m )

Double glazed window to side; fitted with a comprehensive range of modern white wall and base units with worktops to three walls; inset stainless steel sink unit; integrated appliances comprising built-in oven & hob; dishwasher; washing machine; fridge/freezer; Amtico flooring; cupboard housing gas boiler.

### BEDROOM 1

15'6 x 9'6 (max plus door recess) (4.72m x 2.90m (max plus door recess))

Double glazed windows to side and rear; radiator.

### BEDROOM 2

11'7 x 5'8 (widening to 9'2) (3.53m x 1.73m (widening to 2.79m))

Double glazed windows to side; radiator.

### BATHROOM

Fitted with a modern suite comprising panelled bath with built-in shower over and fitted glass shower screen; pedestal wash basin; WC; part tiled walls; Amtico flooring; heated towel rail; shave point; extractor fan.

## PARKING

Allocated bay to front, number 4

## GARDENS

Attractive communal grounds to rear for residents to enjoy, mainly laid to lawn.

## LEASE & MAINTENANCE

LEASE - 125 years from 2016 (117 years remaining)

MAINTENANCE - Currently £131.22 per month

GROUND RENT - £200 pa

## COUNCIL TAX

London Borough of Bromley - Band E



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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.