



16 Warwick Court 47 Park Hill Road

Shortlands, Bromley, BR2 0LB

£375,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £375,000 - £400,000. A stunning top floor two bedroom/two bathroom apartment forming part of a super purpose built block situated within a first class residential road, just a couple of minutes walk from Shortlands station and local village shops.

The property provides beautifully appointed accommodation, all stylishly presented throughout, comprising a welcoming entrance hallway leading to superb living room with a full width private balcony to the rear of the block. The kitchen is fully fitted with a great range of modern units complemented with stone worktops and a full range of integrated appliances. There are two good size bedrooms - both with fitted wardrobes - the master with a well appointed en-suite shower room. There is also a spacious family bathroom.

Outside, there are communal grounds with an area of lawn and numerous mature trees providing an attractive leafy outlook from the balcony.

In addition to the main line station - with direct links to London Victorian & City Thameslink/Blackfriars - Shortlands provides a good range of local shops. For more comprehensive shopping facilities - including The Glades retail centre - Bromley can be easily reached on foot via a pleasant walk through Queensmead Park. Beckenham High Street is also easily accessible and provides a lovely range of independent shops and restaurants.

For those seeking outdoor recreation, there are also some great facilities nearby including Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, an outdoor swimming lake.

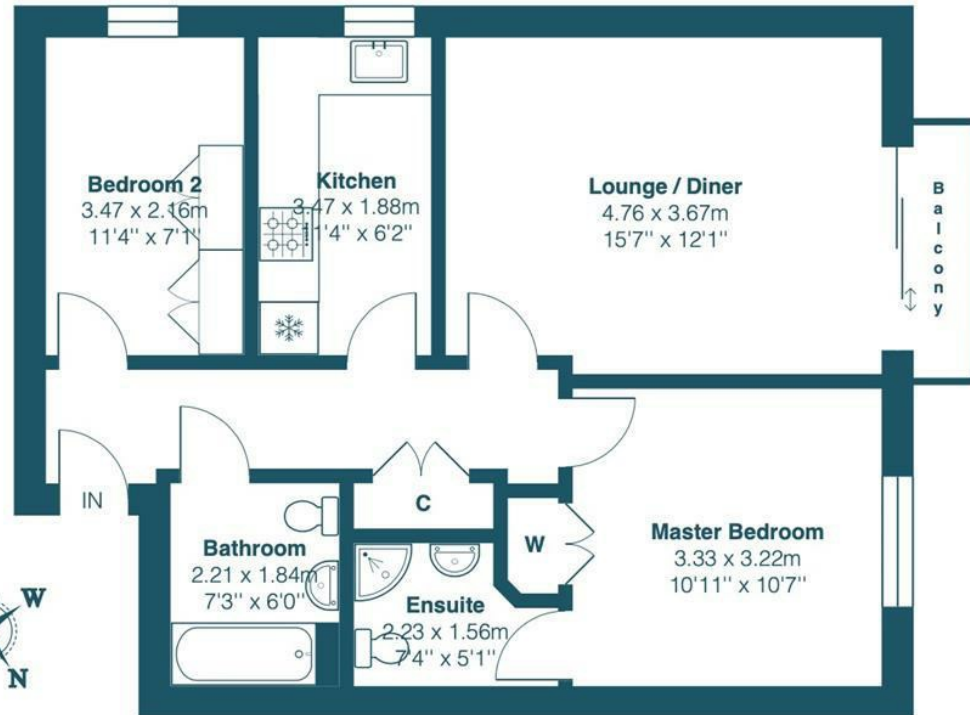


- TOP FLOOR BALCONY APARTMENT
- TWO BEDROOMS / TWO WELL APPOINTED BATH/SHOWER ROOMS
- MODERN FULLY INTEGRATED KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- POPULAR & WELL KEPT PRIVATE BLOCK
- FANTASTIC LOCATION CLOSE TO SHORTLANDS STATION/SHOPS
- LIFT TO TOP FLOOR
- ALLOCATED PARKING SPACE
- EPC BAND - C



Warwick Court BR2

Total Area: 61.5 m²... 662 ft²



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 and lift to top floor.

ENTRANCE HALL

18'3 x 3'6 (5.56m x 1.07m)

Tiled flooring; intercom handset; alarm panel; built-in double storage cupboard housing Megaflow hot water cylinder; access to loft space via loft ladder (loft boarded for storage)

LIVING ROOM

15'7 x 12' (4.75m x 3.66m)

Double glazed sliding doors to private balcony to rear; wood effect flooring.

KITCHEN

11'4 x 6'1 (3.45m x 1.85m)

Double glazed window to side; fitted with a comprehensive range of stylishly appointed wall and base units with stone worktops to two walls; inset sink unit; full range of integrated appliances comprising built-in in double oven; gas hob with extractor hood; integrated dishwasher, washing machine, fridge/freezer and coffee machine.

BEDROOM 1

11' x 10'6 (3.35m x 3.20m)

Double glazed window to rear; built-in double wardrobe; wood effect flooring.

EN SUITE SHOWER

Well appointed modern suite comprising fitted corner shower cubicle; pedestal wash basin; WC; tiled flooring and full tiled walls; extractor fan; wall mirror with lighting; extractor fan.

BEDROOM 2

11'4 x 7'1 (3.45m x 2.16m)

Double glazed window to side with fitted blinds; large fitted triple wardrobe with mirrored sliding doors; wood effect flooring.

BATHROOM

Fitted with a modern, well appointed suite comprising panelled bath with mixer tap/shower attachment over; wash basin with vanity storage under; WC; extractor fan; vinyl flooring; part tiled/part panelled walls; wall mirror with lighting.

COMMUNAL GROUNDS

Communal gardens, lawned and surrounded with mature trees.

PARKING

Allocated parking bay - no. 16

LEASE & MAINTENANCE

LEASE - Approx 110 years remaining

SERVICE CHARGE - Currently £1320 pa

GROUND RENT - £275 pa

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.