



53A Martins Road

Shortlands, Bromley, BR2 0EE

**£300,000 Leasehold EPC: D**

 **Maguire Baylis**





Guide Price: £300,000 - £315,000. Maguire Baylis are delighted to offer for sale this impressive two double bedroom flat situated to the ground floor of a purpose built block, located within a highly popular and convenient road just yards from Shortlands station and local shops.

The property is presented in a modern and attractive style and includes features such as the fitted kitchen with wood effect units and built-in oven and hob, the spacious bathroom provides a well-appointed white suite with built-in shower over the bath. The good sized living room measures 15' x 11'. Overall, all rooms have large windows providing the flat with an abundance of light. The bedrooms - two good sized double rooms.

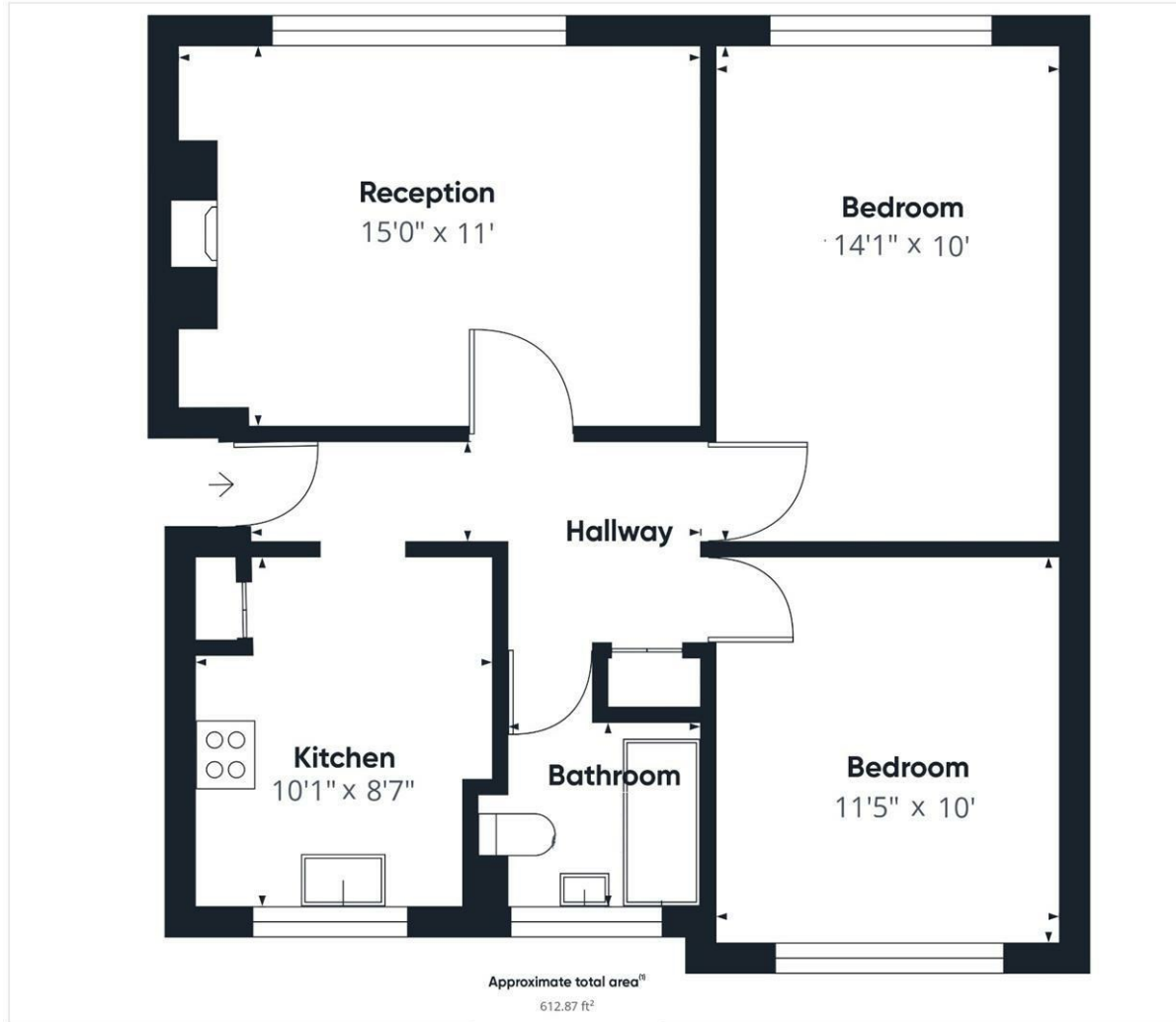
Additional benefits also include a large storage cupboard located just outside the front door plus a good sized storage shed outside, plus communal grounds.

Ideally located, the property provides fantastic convenience. Indeed, in addition to the nearby village amenities, Bromley town centre can be reached on foot via a pleasant walk through Queensmead Park in just 5/10 minutes. Beckenham is also within easy reach at around 2 miles away and, located just around the corner in Station Road, is the popular Shortlands Tavern pub.

For families, there are several highly regarded schools close by including Valley Primary in Shortlands Village, The Harris Academy Primary, St Mark's and Highfield Infant/ Junior.

- BRIGHT & SPACIOUS GROUND FLOOR FLAT
- TWO GOOD SIZE DOUBLE BEDROOMS
- VILLAGE LOCATION - CLOSE TO SHORTLANDS STATION & SHOPS
- MODERN BATHROOM WITH SHOWER OVER BATH
- FITTED KITCHEN - APPLIANCES INCLUDED
- SPACIOUS LOUNGE WITH FIREPLACE
- USEFUL ADDITIONAL STORAGE
- PETS PERMITTED WITHIN BLOCK
- CHAIN FREE SALE
- EPC - BAND D





## COMMUNAL HALLWAY

### ENTRANCE HALL

A good size entrance hallway with built-in coats/storage cupboard; radiator; wood effect flooring.

### LOUNGE

15' x 11' (4.57m x 3.35m)

Large double glazed window to rear; radiator; fireplace with stone hearth and electric fire.

### KITCHEN

10'1 x 8'7 (3.07m x 2.62m)

Double glazed window to front; fitted with a good range of wood effect wall and base units with worktops to two walls; inset sink unit; built-in oven and hob with extractor hood; wood effect vinyl flooring; wall mounted gas boiler; built-in storage cupboard.

### BEDROOM 1

14'2 x 10' (4.32m x 3.05m)

Double glazed window to rear; radiator.

### BEDROOM 2

11'5 x 10' (3.48m x 3.05m )

Double glazed window to front; radiator.

### BATHROOM

Double glazed window to front; suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; part tiled walls; radiator.

## GARDENS

Communal garden to rear, mainly lawn. There is also a section of garden to the rear, adjoining the flat, which the owner enjoyed the use of.

## PRIVATE STORAGE

The property includes two private store cupboards/sheds. The first is just outside the front door located in the communal hallway. The second is outside within the communal grounds and can be used for storing bikes etc.

## LEASE & MAINTENANCE

LEASE - approx 99 years remaining

MAINTENANCE - Currently £120 per month

GROUND RENT - £10 pa

## PARKING

On street. Residents parking permits required between the hours of 12 - 2pm. These can be obtained at a cost of £50 per year./per vehicle.

## COUNCIL TAX

London Borough of Bromley - Band C



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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.