



Flat 8 23 Scotts Road
Bromley, BR1 3QD
£350,000 Leasehold EPC: B

 **Maguire Baylis**

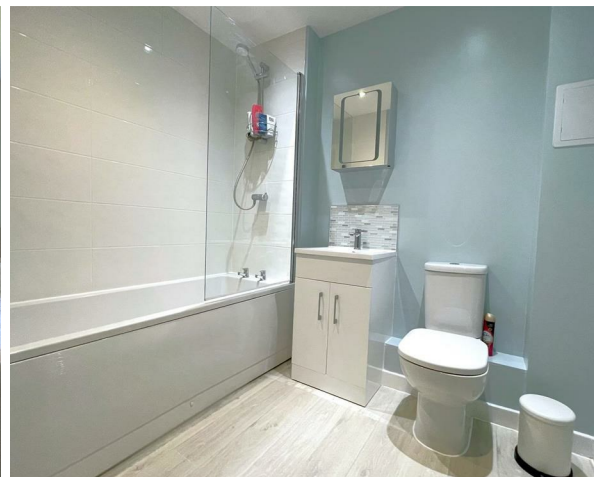


Maguire Baylis are delighted to offer for sale this impressive two double bedroom apartment situated to the first floor of this popular purpose built development which was constructed in 2017.

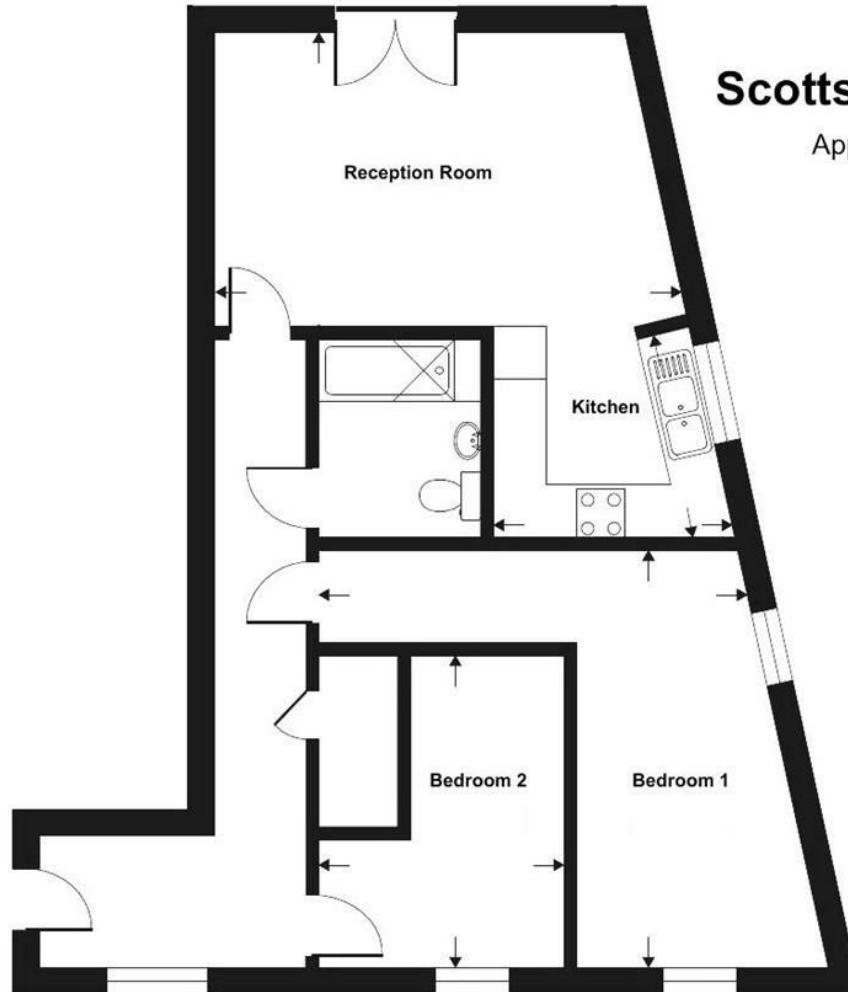
The property is located within a delightful cul-de-sac setting, just a few minutes walk from Sundridge Park local village shops/station. The flat is also within easy reach of Bromley town centre with its numerous amenities including The Glades retail centre and additional transport links at Bromley North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

Internally, the spacious accommodation comprises: a large entrance hallway with useful built-in storage; a super living room with French doors leading to a Juliet balcony 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.



- FIRST FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- BRIGHT & SPACIOUS ACCOMMODATION
- LIVING ROOM WITH JULIET BALCONY
- WELL APPOINTED FULLY FITTED KITCHEN
- SPACIOUS BATHROOM WITH SHOWER OVER BATH
- QUIET CUL DE SAC LOCATION
- EASY REACH TO BROMLEY TOWN CENTRE
- CLOSE TO SUNDRIDGE PARK STATION/LOCAL SHOPS
- EPC - BAND B



Scotts Road, Bromley, BR1

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale

COMMUNAL HALL

Stairs to first floor.

ENTRANCE HALL

23'6 (7.16m)

A large and welcoming hallway with double glazed window to side; 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 Juliet balcony to the side/rear of the development; radiator; double opening to:

KITCHEN

9' x 7'9 (2.74m x 2.36m)

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; vinyl flooring; tiled splashbacks; 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; vinyl flooring; heated towel rail; shave point; extractor fan.

PARKING

Allocated bay to front, number 8

COMMUNAL 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.