



5 Palisade Court 14 Oaklands Road

Bromley, BR1 3UB

**£460,000 Freehold EPC:**

 **Maguire Baylis**



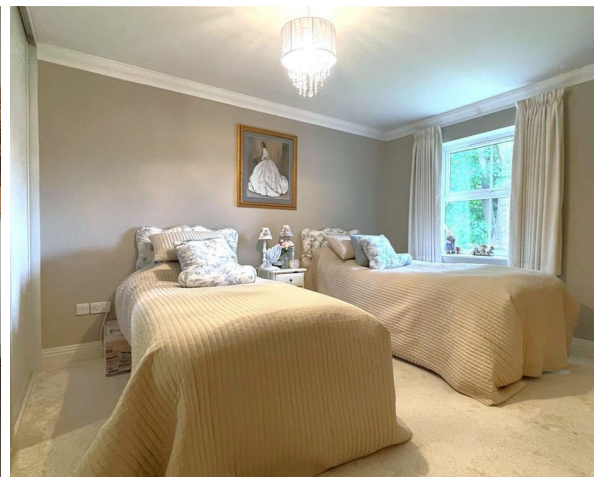


Maguire Baylis are delighted to present to the market this impressive, beautifully presented first floor apartment, offering three bedrooms and situated in a highly sought-after and peaceful road, with easy access to Bromley town centre.

On entering the property, you'll be welcomed by a communal hallway with lift access to the first floor. This spacious apartment comprises an entrance hallway leading to an impressive 21' living room, featuring a south-facing Juliet balcony to the front, offering an abundance of natural light. The fitted kitchen/breakfasting room features integrated appliances and ample space for a table, perfect for hosting guests and family dinners. The property boasts three well-proportioned bedrooms, including a master bedroom with en suite shower, a second double bedroom, and a third bedroom, currently fitted with a range of wardrobes, ideal as a dressing room. A separate family bathroom completes the living space.

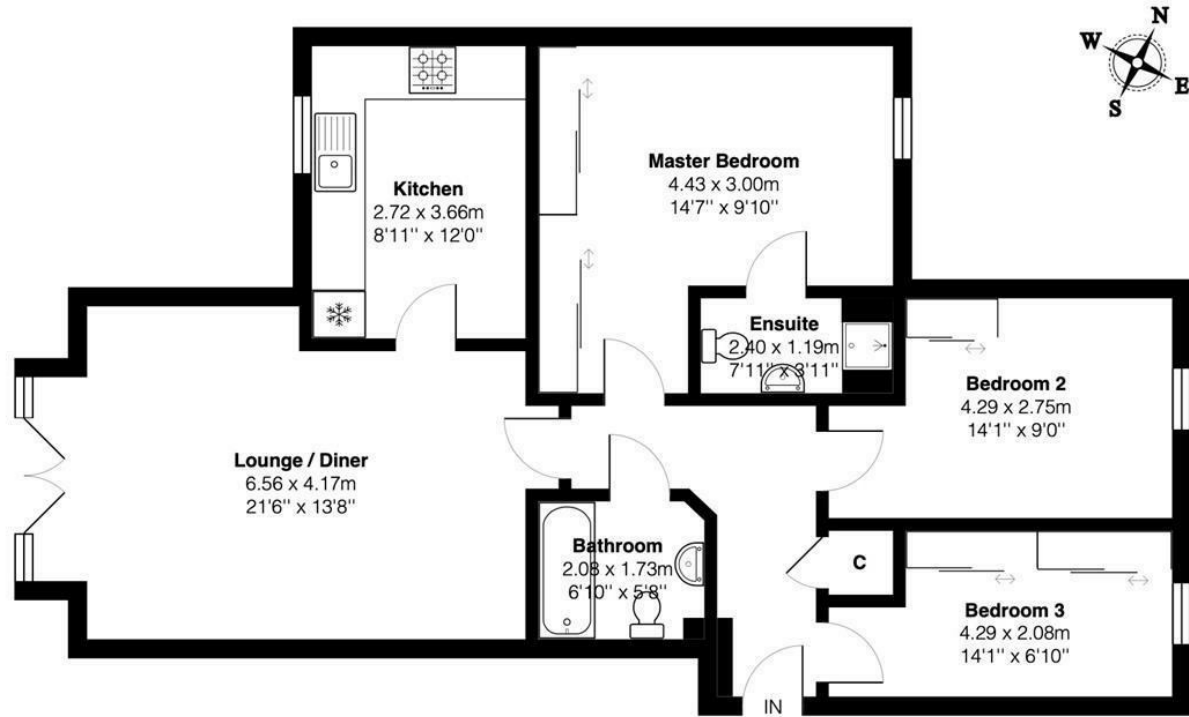
This small, private block is immaculately maintained and features stunning gardens, creating a peaceful and private oasis for residents to enjoy. Private residents parking is also available at the rear of the block.

This property provides an excellent opportunity for those seeking a stress-free move. With easy access to Bromley town centre, local amenities and transport links, this property is an excellent choice for those seeking a comfortable and convenient lifestyle.



- IMPRESSIVE FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY DECORATED & NEW CARPETS THROUGHOUT
- THREE BEDROOMS - ONE WITH EN SUITE
- LARGE LOUNGE WITH JULIET BALCONY
- FITTED KITCHEN/BREAKFAST ROOM \*\* FAMILY BATHROOM
- POPULAR AND QUIET LOCATION
- WALKING DISTANCE TOWN CENTRE
- WELL KEPT COMMUNAL GROUNDS
- EPC - BAND B





Palisade Court  
Total Area: 86.4 m2 ... 930 ft2  
All measurements are approximate and for display purposes only

### **COMMUNAL HALLWAY**

Stairs and lift service to first floor.

### **HALLWAY**

Built-in cupboard housing Megaflo hot water cylinder; entryphone handset.

### **LIVING ROOM**

21'6 (max) x 13'8 (6.55m (max) x 4.17m )

Double glazed French doors leading to Juliet balcony to front offering a sunny southerly aspect; two radiators. Door to:

### **KITCHEN**

12' x 8'10 (3.66m x 2.69m )

Double glazed window to front; fitted with a range of wood effect wall and base units with worktops to two walls; inset sink unit; built-in gas hob with extractor hood over; electric oven; integrated fridge/freezer, washer dryer and dishwasher. Part tiled walls, tiled flooring; cupboard housing gas boiler; radiator.

### **BEDROOM 1**

14'3 (narrowing to 10') x 12'6 (to wardrobes) (4.34m (narrowing to 3.05m) x 3.81m (to wardrobes))

Double glazed window to front; radiator; good range of built-in wardrobes to one wall. Door to:

### **EN SUITE SHOWER**

Suite comprising built-in shower cubicle; WC; fitted wash basin; fully tiled walls; tiled flooring; radiator; extractor fan.

### **BEDROOM 2**

14' x 9' (4.27m x 2.74m )

Double glazed window to rear; radiator; fitted double wardrobe.

### **BEDROOM 3**

14' x 6'7 (max into wardrobes)

Double glazed window to rear; radiator; range of fitted wardrobes to one wall.

### **BATHROOM**

Suite comprising bath; WC; pedestal wash basin; fully tiled walls; tiled flooring; radiator; extractor fan.

### **COMMUNAL GROUNDS**

Immaculately maintained gardens; laid to lawn with mature shrub beds.

### **PARKING**

Allocated parking space to rear; visitors parking.

### **LEASE & MAINTENANCE**

LEASE - Share of freehold with a lease term of 999 years from 2001

MAINTENANCE CHARGE - Currently £175 perm month - £2100 pa

Please note that under the terms of the lease, pets are not permitted in this block.

### **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.