



4 Bickley Court 12 Southlands Grove

Bickley, Bromley, BR1 2BZ

£450,000 Share of Freehold EPC: C

 Maguire Baylis

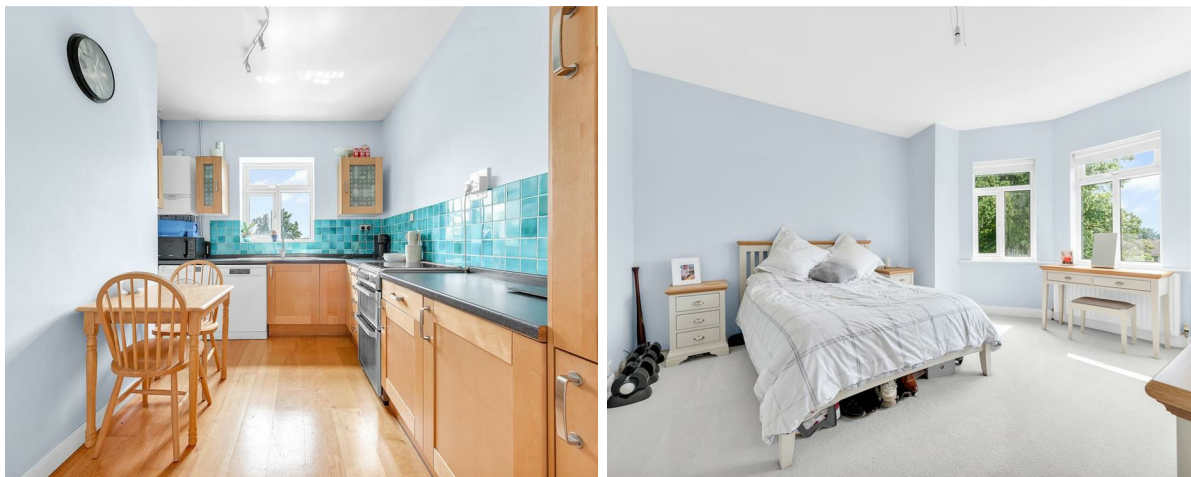


An impressively spacious first floor apartment forming part of a small block of just six properties and located within a sought after residential road within easy reach of Bickley station and offering easy access to Bromley town centre.

This super property boasts vast and flexible accommodation providing two bedrooms and a large reception room, via a welcoming 31' entrance hallway. Further accommodation comprises a good size fitted kitchen/breakfast room, plus large family bathroom.

Outside, the property features an attractive private section of garden to the rear with a good size area of lawn. There is also parking to the front, plus a private garage to the rear.

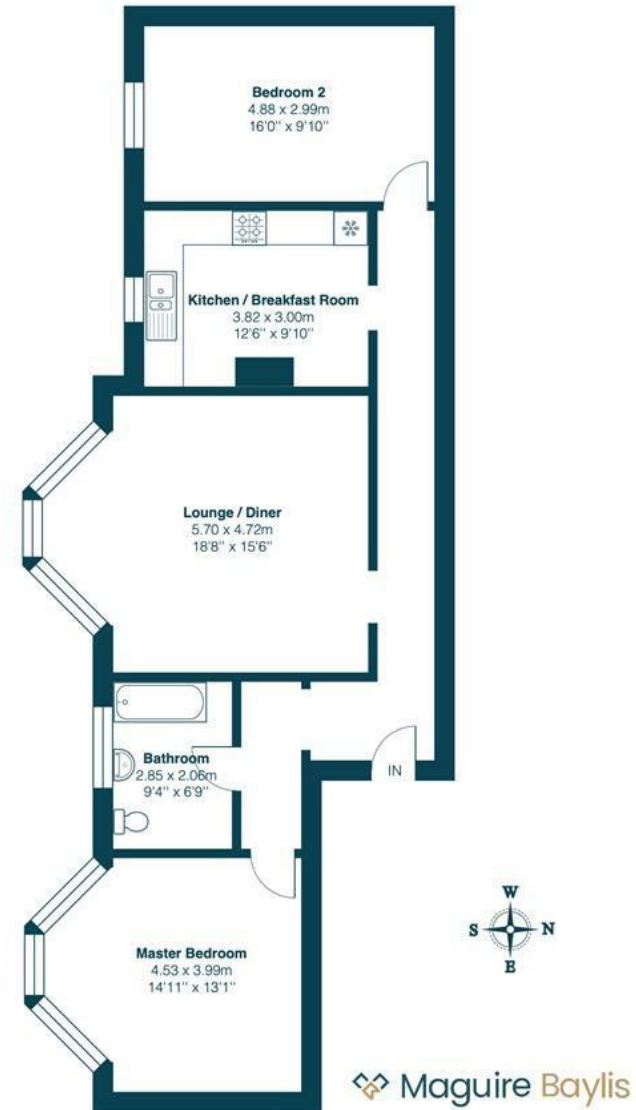
Southlands Road is a highly popular road. Much convenience is provided being within walking distance to the station at Bickley, along with surrounding local shops. Further nearby amenities include the useful shops in Chatterton Village, plus The Fairway shops. In addition to Bromley town centre, both Chislehurst and Petts Wood are also within easy reach. For outdoor recreation, Whitehall Recreation ground is very close by. The highly popular Jubilee Park provides long country walks close by.



- SPACIOUS FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SUPER 18'7 x 15'5 LIVING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- LARGE FAMILY BATHROOM
- DELIGHTFUL PRIVATE REAR GARDEN
- GARAGE PLUS PARKING SPACE
- WELL KEPT PRIVATE BLOCK OF JUST SIX FLATS
- SUPER LOCATION - CLOSE TO BICKLEY STATION
- EAST ACCESS TO BROMLEY TOWN CENTRE ** EPC BAND C



Bickley Court BR1 Total Area: 88.5 m²... 953 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 HALL

A large and welcoming communal entrance on the ground floor with stairs to first floor. The residents have use of a large loft for additional storage, accessed via a loft hatch just outside the flat entrance.

HALLWAY

31' (9.45m)

A large entrance hallway extending to over 31' in length. Two radiators; video door intercom.

LOUNGE

18'7 (into bay) x 15'5 (5.66m (into bay) x 4.70m)

Large double glazed bay window to front; two radiators; wall light points.

KITCHEN

12'5 x 9'8 (3.78m x 2.95m)

Double glazed window to front; fitted with a range of Shaker style wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel gas cooker; wall mounted Vaillant gas combi boiler; radiator; wood flooring.

BEDROOM 1

14'10 (into bay) x 13' (4.52m (into bay) x 3.96m)

Double glazed bay window to front; radiator.

BEDROOM 2

16' x 9'8 (4.88m x 2.95m)

Double glazed window to front; radiator.

BATHROOM

9'3 x 6'9 (2.82m x 2.06m)

Double glazed window to front; suite comprising panelled bath with mixer tap/shower attachment over; pedestal wash basin; WC; part tiled walls; radiator.

GARDEN

approx 40' x 40' (approx 12.19m x 12.19m)

The six residents of Bickley Court each have a private section of garden to the rear. Mainly laid to lawn.

GARAGE

Single garage at rear en bloc.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease in excess of 900 years

MAINTENANCE - Currently £150 per month to include gardening, communal cleaning and buildings insurance

GROUND RENT - n/a

COUNCIL TAX

London Borough of Bromley - Band D



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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.