



32 Westpoint 9 Shortlands Grove

Bromley, BR2 0ND

£269,000 Share of Freehold EPC: C

 **Maguire Baylis**



A superb top floor apartment forming part of an exclusive gated development situated within a highly popular residential area within walking distance of Shortlands station and local shops.

The property, which is well presented, provides larger than average accommodation which comprises an impressive L-shaped living room extending to over 22' and with a pleasant south facing outlook to the rear; a modern fitted kitchen with built-in oven and hob; bathroom with a modern suite. The bedroom is also a good sized double room with built-in wardrobe.

The property also benefits from double glazing throughout and a gas radiator heating system with a combi boiler, plus useful storage cupboards.

Outside, there a single garage plus allocated parking space. There are extensive and well kept gardens surrounding the property and also parking for visitors.

Shortlands Grove is a highly popular residential road, just half a mile form Shortlands station which provides direct and frequent train services to London Victoria and Blackfriars. Both Beckenham and Bromley town centres are also easily accessible.

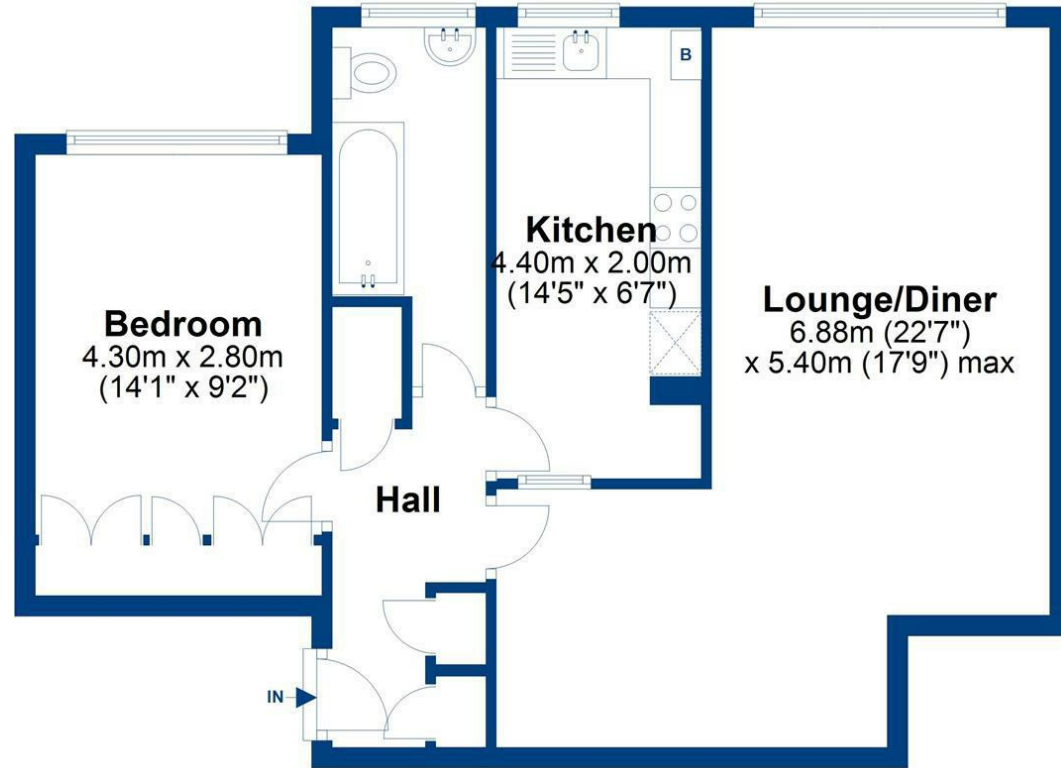
- TOP FLOOR APARTMENT
- PRIVATE GATED DEVELOPMENT
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- SPACIOUS L-SHAPED LOUNGE
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- MODERN BATHROOM
- GARAGE & PARKING SPACE
- SUPER LOCATION - WALK TO SHORTLANDS STATION
- EAST ACCESS BOTH BECKENHAM & BROMLEY TOWN CENTRES
- CHAIN FREE SALE - EPC: BAND C





Third Floor

Approx. 59.5 sq. metres (640.7 sq. feet)



Total area: approx. 59.5 sq. metres (640.7 sq. feet)

This plan is for general layout guidance and may not be to scale.

Plan produced using PlanUp.

COMMUNAL HALLWAY

Stairs to top (third) floor)

ENTRANCE HALL

Three built-in storage cupboards; entryphone handset.

LOUNGE

22'7 x 17'5 (narrowing to 10') (6.88m x 5.31m (narrowing to 3.05m))

An impressive L-shaped room with a natural dining area to the rear. Double glazed window to rear; two radiators.

KITCHEN

14'4 x 6'8 (4.37m x 2.03m)

Double glazed window to rear; fitted with a good range of gloss cream wall and base units with worktops to two walls; stainless steel sink unit; built-in stainless steel gas hob with extractor hood; electric double oven; integrated dishwasher; washing machine machine and fridge/freezer; tiled flooring; part tiled walls; wall mounted gas boiler.

BEDROOM

12' x 9' (3.66m x 2.74m)

Double glazed window to rear; built-in double wardrobe; radiator.

BATHROOM

Double glazed window to rear; suite comprising panelled bath with built-in shower over and glass shower screen; pedestal wash basin; WC; part tiled walls; tiled flooring; radiator.

GARDENS

Well kept communal gardens surrounding the property.

PARKING

Residents off street parking. Accessed via security gates.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of approx 980 years remaining

MAINTENANCE - Currently £128.50 per month to include the water rates and buildings insurance.

GROUND RENT - nil

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.