



5 Summerfield 3 Freelands Road

Bromley, BR1 3AG

£285,000 Leasehold EPC: C

 Maguire Baylis



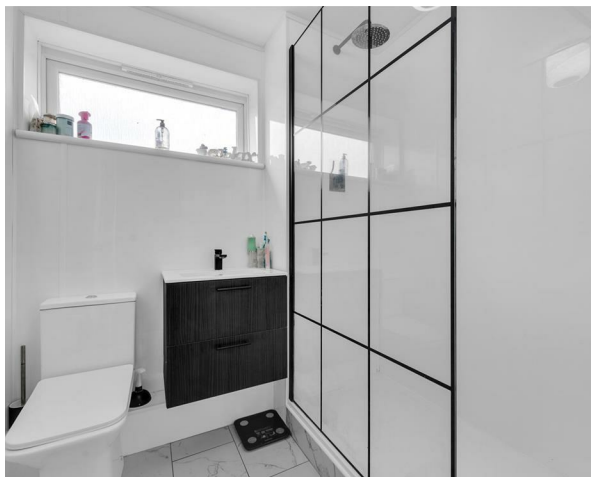
Maguire Baylis are delighted to present to the market this bright and spacious one bedroom apartment which is situated to the second floor of a well kept purpose built block.

This super property, which is stylishly presented throughout, is located within a sought after and highly convenient residential road, being just over half a mile from Bromley town centre and within easy reach of local facilities and transport links.

Internally, the accommodation comprises: a large entrance hallway with two built-in storage cupboards; an impressive double aspect lounge featuring a small balcony to the front; modern fitted kitchen with solid wood worktops and grey gloss fitted units; double bedroom with built-in wardrobe. The shower room provides a modern and well appointed suite featuring black tap fittings.

Outside, the property also features a private single garage to the rear and there is a large and secluded communal garden for residents to enjoy. Further benefits include a long lease of 151 years, plus reasonable maintenance charges currently set at £1100 pa.

- STYLISHLY PRESENTED SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- MODERN FITTED KITCHEN
- SHOWER ROOM WITH WALK-IN SHOWER ENCLOSURE
- SPACIOUS HALLWAY WITH USEFUL STORAGE
- IMPRESSIVE DOUBLE ASPECT LIVING ROOM
- SMALL BALCONY TO FRONT
- SUPER ROAD \*\* EASY REACH TOWN CENTRE/TRANSPORT LINKS
- GARAGE AT REAR \*\* LONG LEASE & LOW SERVICES CHARGES
- EPC - BAND C

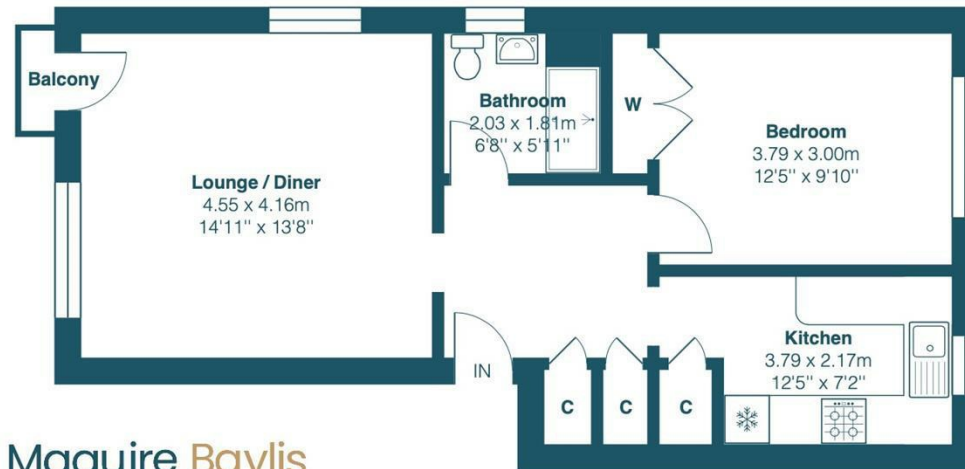




Freelands Road BR1



Total Area: 53.4 m<sup>2</sup>.. 575 ft<sup>2</sup>



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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 HALLWAY

Stairs to second floor.

## ENTRANCE HALL

8'7 x 7'2 (2.62m x 2.18m)

A spacious and welcoming entrance hallway providing two useful built-in storage/coats cupboards; wood flooring; radiator.

## LOUNGE

15' x 13'7 (4.57m x 4.14m )

A well-proportioned double aspect living room with a large double glazed window to front, plus door leading to the small balcony; further double glazed window to side; radiator; wood flooring.

## KITCHEN

12'2 x 7' (3.71m x 2.13m)

Double glazed window to rear; fitted with a range of modern grey gloss wall and base units with solid wood worktops to three walls and breakfast bar. Inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; spaces for additional appliances; wood flooring; radiator; deep built-in storage cupboard.

## BEDROOM

12'5 x 9'10 (3.78m x 3.00m)

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

## SHOWER ROOM

Double glazed window to side; fitted with a modern and stylishly appointed suite with black fittings comprising walk-in shower enclosure with rain shower head; fitted wash basin/vanity unit; WC; white panelled walls; tiled flooring; heated towel rail.

## COMMUNAL GARDENS

Well kept communal gardens to the front and rear. The rear garden mainly lawned and surrounded with mature trees allowing for a lovely leafy outlook.

## GARAGE

Single garage at rear, en bloc

## LEASE & MAINTENANCE

LEASE - 151 years remaining

MAINTENANCE - Currently £555.63 per half year

GROUND RENT - nil

## COUNCIL TAX

London Borough of Bromley - Band C



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