



28 Hazelwood House Church Road
Shortlands, Bromley, BR2 0HE
£350,000 Share of Freehold EPC: C

 **Maguire Baylis**



GUIDE PRICE £350,000 – £375,000

Maguire Baylis are delighted to present for sale this stunning two double bedroom top floor apartment forming part of this beautifully presented purpose built block.

The property is located within a first class residential road forming part of a conservation area, and is just a short walk to Shortlands station (Zone 4 with trains to London Victoria and Blackfriars) plus the surrounding local shops and popular village pub. The larger towns of Bromley and Beckenham are also within easy reach.

The property has recently been the subject of much updating and re-refurbishment and is presented to a very high standard overall. The spacious accommodation comprises an entrance hallway with ample storage, a large living room leading to a superb fully fitted and integrated kitchen, both bedrooms are of a double size with bedroom 2 providing built-in wardrobes. The shower room features an over-sized shower cubicle and white suite.

Further features of the property include a private garage, double glazing throughout and a share in the freehold of the block.

It is worth noting that letting of the flats within Hazelwood House is not permitted. Therefore all residents living within the block are owner occupiers.



- STUNNING APARTMENT
- TWO DOUBLE BEDROOMS
- TOP FLOOR
- MODERN FULLY FITTED KITCHEN
- SHOWER ROOM
- BEAUTIFULLY KEPT BLOCK
- PRIVATE GARAGE & RESIDENTS PARKING
- SHORT WALK SHORTLANDS STATION/SHOPS
- EASY REACH BROMLEY & BECKENHAM
- EPC – BAND C



771 SQ FT / 71.6 SQ M

COMMUNAL HALLWAY

Stairs to top floor, access to rear communal grounds.

HALLWAY

A spacious hallway with plenty of storage space including a deep built-in storage cupboard, further built-in shelved cupboard plus built-in low level storage cupboards. Engineered oak flooring.

LOUNGE

15'2 x 12'7 (4.62m x 3.84m)

Almost full width double glazed windows to front, two electric radiators, custom fitted shelving/storage unit to one wall with sliding doorway to hall, engineered oak flooring, bi-fold double doors leading to kitchen.

KITCHEN

12'2 x 6'10 (3.71m x 2.08m)

Double glazed window to front, fitted with a range of high quality gloss white wall and base units to three walls with solid wood worktops. Fitted enamelled sink unit, full range of integrated appliances, several of which have been recently replaced, comprising fridge/freezer, washing machine, tumble dryer, dishwasher. Built-in induction hob with extractor hood, electric oven, built-in wine rack.

BEDROOM 1

15'8 x 9'5 (plus door recess) (4.78m x 2.87m (plus door recess))

Almost full width double glazed window to front, electric radiator, double wardrobe with mirrored sliding doors to remain.

BEDROOM 2

12' x 9'6 (3.66m x 2.90m)

Double glazed window to side, two built-in double wardrobes to one wall, electric radiator.

SHOWER ROOM

Modern suite comprising large fitted shower cubicle, pedestal wash basin, WC, fully tiled walls, heated towel rail, extractor fan, fitted wall mirror with lighting.

COMMUNAL GROUNDS

Immaculately maintained communal grounds to the front and the rear. The rear mainly laid to lawn with numerous mature trees and shrubs and providing an attractive seating/barbecuing area with gazebo. There is also a residents garden room with access to a decked patio area leading to the rear communal gardens.

GARAGE

Private garage to rear, further residents parking to the front.

LEASE & MAINTENANCE

LEASE- Share of freehold with a lease of 999 years from 1970.

MAINTENANCE - Currently £1312 per year.

GROUND RENT - Not applicable.

COUNCIL TAX

London Borough of Bromley - Band C

ADDITIONAL NOTE

Hazelwood House management do not permit the properties to be let out. Therefore all residents residing within the block are owner occupiers.



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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.