



5 Michelle Court

Blyth Road, Shortlands, BR1 3RS

£1,550 Per Month EPC:

 **Maguire Baylis**



Offered unfurnished, this super, two bedroom, top floor balcony flat forms part of a small and well-kept block located within a highly convenient position, just a few minutes' walk from Bromley town centre with its wide range of shops, restaurants, cafes and bars.

This lovely property provides modern and well-presented accommodation throughout, which comprises a 12'7 living room with a door to the covered south facing balcony. There is a large kitchen which extends to 15' and provides a range of modern and stylish fitted units. The bedrooms are both of a good size with the master measuring 12' x 11' and featuring a full range of built-in wardrobes with dressing table. The bathroom features a modern and luxuriously appointed white suite with a built-in shower over the bath. There is also a residents' car park.

The property is well served with nearby transport links and provides easy access to stations at Shortlands (London Victoria and Blackfriars), Bromley North (Grove Park, then on to London Bridge/Charing Cross) and Bromley South (Fast trains to Victoria).

Available end September.

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN
- PRIVATE BALCONY
- MODERN BATHROOM
- CENTRAL LOCATION
- CAR PARKING
- EPC - BAND C





Second Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using The Mobile Agent.

COMMUNAL HALLWAY

Stairs to top floor.

HALLWAY

9' x 7'3 (2.74m x 2.21m)

Built-in storage cupboard, radiator, security entryphone handset.

LOUNGE

12'10 x 11'7 (3.91m x 3.53m)

Full width windows to front with glazed door leading to large covered balcony, radiator, coved ceiling, wall light points.

BALCONY

11' x 4' (3.35m x 1.22m)

A large private balcony providing a sunny south westerly aspect, outside light, paved flooring.

KITCHEN

15'4 x 7' (4.67m x 2.13m)

Window to front, fitted with a comprehensive range of modern wall and base units with worktops to three walls, inset stainless steel sink unit, built-in electric oven and hob, washing machine and fridge/freezer, fitted breakfast bar and shelving, tiled flooring, vertical radiator.

BEDROOM 1

12'1 x 11' (to wardrobes) (3.68m x 3.35m (to wardrobes))

Window to rear, radiator, fitted with a good range of modern wardrobes to one wall plus matching dressing table/drawer unit, coved ceiling.

BEDROOM 2

11'6 x 6' (3.51m x 1.83m)

Window to side, radiator, coved ceiling.

BATHROOM

Window to rear, fitted with a modern white suite with chrome fittings comprising panelled bath with built-in shower over, fitted wash basin with storage cupboard under, concealed cistern WC, fully tiled walls, tiled flooring, radiator, extractor fan.

OUTSIDE

Small area of communal garden to front, mainly lawn.

PARKING

Residents private car park to the right hand side of the property. One space per property.

COUNCIL TAX

London Borough of Bromley - Band C



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.