



3 Michelle Court Blyth Road
Bromley, BR1 3RS
£300,000 Share of Freehold EPC: C

 **Maguire Baylis**



Guide Price: £300,000 – £325,000. This stunning one bedroom balcony apartment provides impressive larger than average accommodation on the first floor of this well kept private block. Conveniently located within a highly convenient position, just a few minutes walk from Bromley town centre with its superb range of shops, restaurants, cafes and bars.

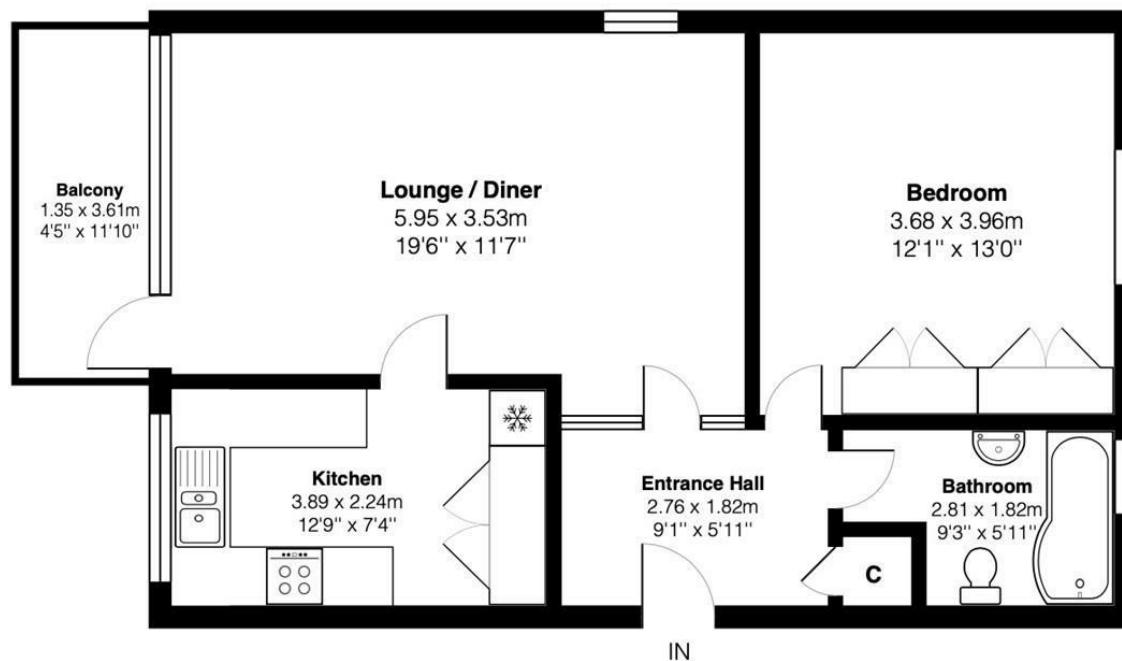
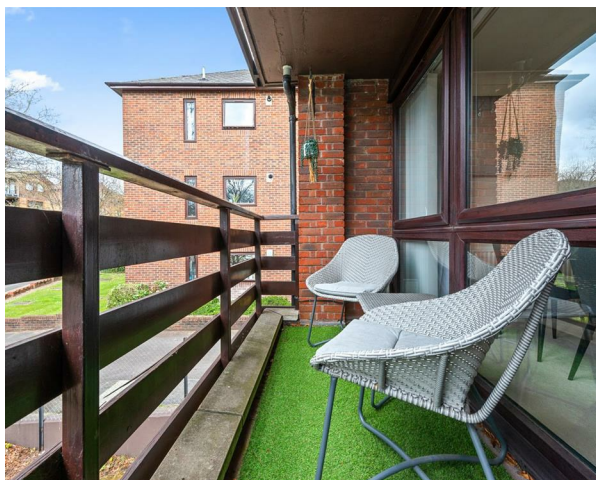
This fantastic property is beautifully appointed throughout, having been the subject of many recent improvements to a very high standard. Internally, the spacious accommodation comprises a 19' living room with door to the covered south-west facing balcony; the kitchen is a particular feature – stylishly appointed with contrasting grey/charcoal units and a full range of integrated appliances including a wine cooler. The bedroom is of a great size measuring 12' x 11'7 and has a rear aspect window and a super range of built-in wardrobes. The bathroom features a modern and well appointed suite featuring a built-in shower over the bath.

Additional features also include the residents private car park, share in freehold and double glazing throughout.

In addition to all the facilities close by in the town centre, 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).



- STUNNING BALCONY APARTMENT
- ONE DOUBLE BEDROOM
- LARGER THAN AVERAGE ACCOMMODATION 625 sq ft
- SPACIOUS LOUNGE
- STYLISH FULLY FITTED KITCHEN
- MODERN BATHROOM SUITE
- PRIVATE SUNNY BALCONY
- ALLOCATED PARKING SPACE
- GREAT LOCATION – CLOSE TO HIGH STREET
- SHARE OF FREEHOLD WITH 960 YEAR LEASE



Michelle Court

Total Area: 58.0 m² ... 625 ft² (excluding balcony)

All measurements are approximate and for display purposes only

COMMUNAL HALLWAY

Stairs to first floor.

ENTRANCE HALLWAY

A large and welcoming entrance hallway with useful built-in storage/coats cupboard with light and power.

LOUNGE

Almost full width double glazed window to door to front leading to the private south west facing balcony; further double glazed window to side; fitted black-out blinds; radiator; USB power sockets; light dimmer switch.

BALCONY

Private south west facing balcony to front with outside light.

KITCHEN

A simply stunning kitchen fitted with a high quality range of stylishly appointed units in contrasting white and charcoal grey; white granite effect worktops to three walls; inset twin sink unit with food incinerator and filtered spray tap; full range of integrated appliances comprising induction hob with extractor hood over, electric oven, fridge/freezer, dishwasher, washer/dryer, microwave and wine cooler; under-counter lighting; power sockets with USB points; two corner carousel cupboards; soft closing units throughout; integrated waste/recycling bins; red wine rack: light dimmer switch; double glazed window to front with fitted window blinds. Wood effect flooring.

BEDROOM

Large double glazed window to rear with fitted black-out blinds; radiator; power sockets with USB points; range of fully fitted floor to ceiling wardrobes with shoe shelf, plus soft close built-in drawers, jewellery drawer and and internal mirror. Gas combi boiler (4 years old) also housed in cupboard.

BATHROOM

A well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; wash basin WC; fully tiled walls; flooring; double glazed window to rear.

OUTSIDE & PARKING

Residents parking to side of the property with one space per flat. Residents bin store.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 960 years

MAINTENANCE - Currently £117 per month

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.