



5 Shay Court 109 Elmers End Road

Beckenham, BR3 4SY

£1,650 Per Month EPC: C

 **Maguire Baylis**



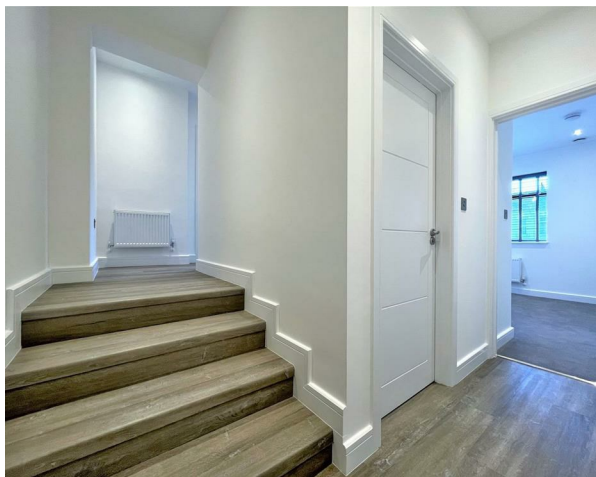
Maguire Baylis are delighted to present this beautifully appointed two-bedroom apartment, ideally positioned within easy reach of both Birkbeck and Elmers End train and tram links.

Newly constructed in 2023, this stunning property has been finished to an exceptional standard, offering a contemporary living space with high-quality specifications throughout including a stylishly fitted kitchen with a full range of integrated appliances, LED lighting, radiator central heating, and expansive double-glazed windows that flood the interior with natural light.

Located on the first floor, the apartment comprises two well-proportioned bedrooms, a bright and spacious open-plan living area with a modern kitchen, and a beautifully appointed bathroom.

Shay Court benefits from a convenient location close to a variety of local shops on Elmers End Road, while the vibrant amenities of Beckenham High Street and Crystal Palace are also within easy reach. For those who enjoy outdoor pursuits, South Norwood Country Park and its scenic lake are just a short walk away.

- EXCLUSIVE BRAND NEW DEVELOPMENT
- TWO BEDROOM APARTMENT
- FIRST FLOOR
- LUXURIOUSLY APPOINTED THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN
- LUXURY BATHROOM
- SUPER, HIGHLY COVENIENT LOCATION
- CLOSE TO TRANSPORT LINKS
- AVAILABLE NOW - UNFURNISHED
- EPC - BAND C





First Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 50.7 sq. metres (545.9 sq. feet)

COMMUNAL HALLWAY

A spacious and welcoming entrance with stairs to the first floor.

HALLWAY

Split level entrance hallway; radiator.

LIVING ROOM/KITCHEN

18'6 x 8'9 (widening) (5.64m x 2.67m (widening))

Double glazed window to front; radiator. Kitchen area fitted with a comprehensive range of grey gloss wall and base units with worktops to two walls; built-in oven, hob and extractor hood; full range of appliances. Two useful built-in storage cupboards also housing the boiler plus water tank.

BEDROOM 1

10'9 (max) x 8'7 (3.28m (max) x 2.62m)

Double glazed window to front; radiator.

BEDROOM 2

9'3 x 8'10 (2.82m x 2.69m)

Double glazed window to front; radiator.

BATHROOM

Providing a luxuriously appointed suite comprising bath with shower fitting over; fitted wash basin with storage/vanity under; concealed cistern WC; part tiled walls; tiled flooring; fitted wall mirror with LED lighting; heated towel rail; extractor fan.

COUNCIL TAX

London Borough of Bromley – Band tba



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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.