



8 Mayford Close

Beckenham, BR3 4XS

£1,450 Per Month EPC: C

 **Maguire Baylis**



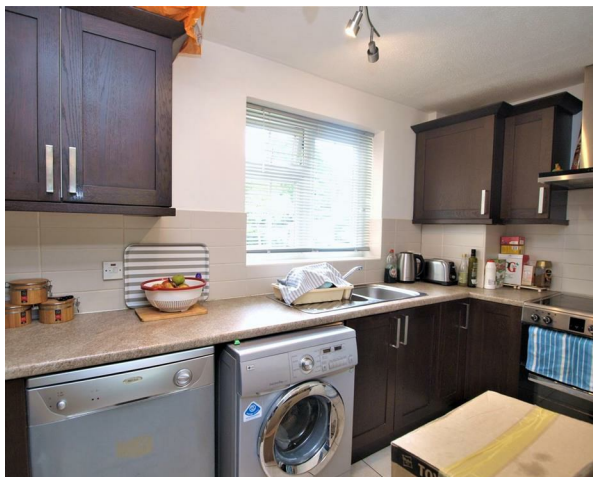
A well presented ground floor apartment forming part of a popular and highly convenient development close to Elmers End station and local shops.

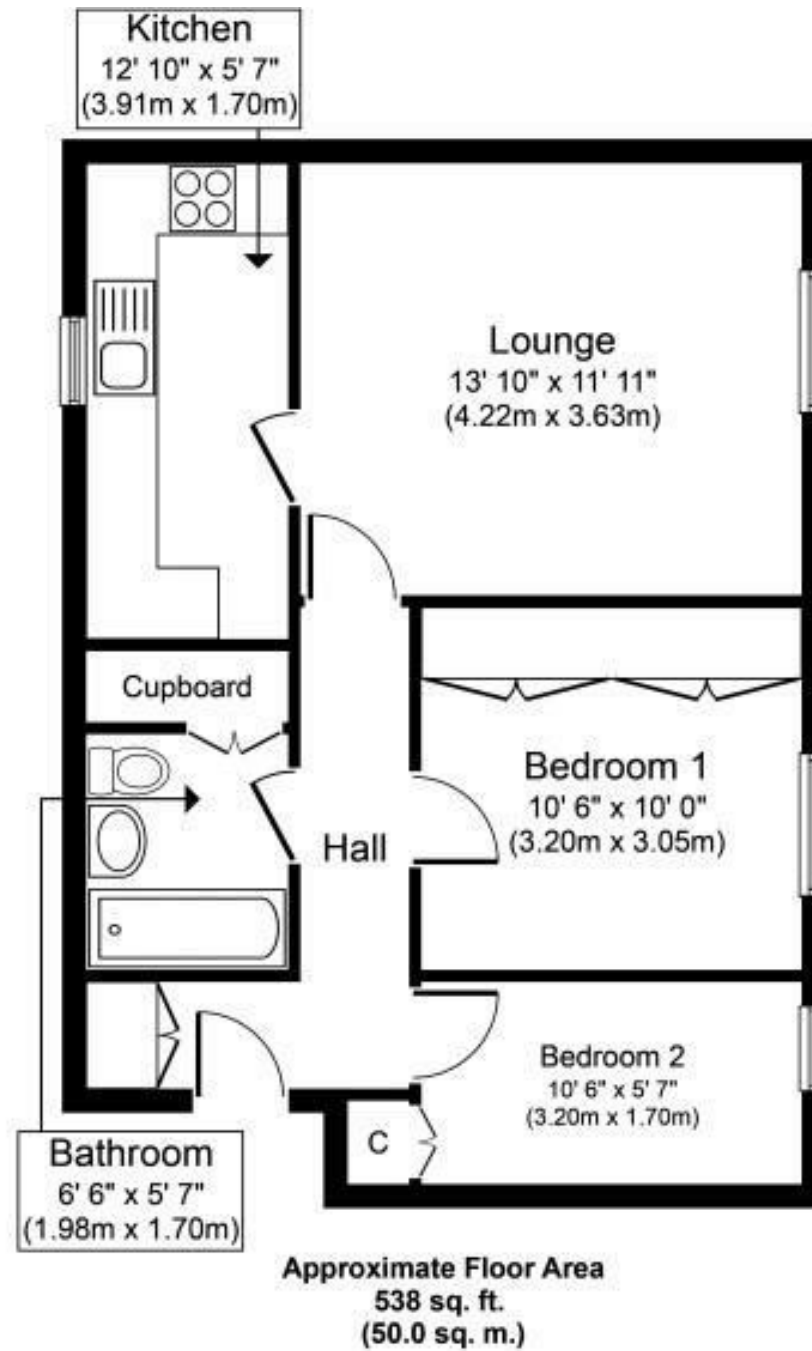
The property, which is offered to let unfurnished and for immediate occupation, provides bright and spacious accommodation which comprises a good size living room and a modern fitted kitchen with all the appliances,. Both bedrooms are of a good size and feature fitted wardrobes, and the bathroom provides a modern suite which includes a fitted shower over the bath.

Further features include well kept communal grounds and residents car parking.

A super property which is offered to a good standard throughout - highly recommended.

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- BEAUTIFULLY PRESENTED
- SUPER LOCATION - RESIDENTS PARKING
- CLOSE TO ELMERS END STATION/SHOPS
- UNFURNISHED - AVAILABLE IMMEDIATELY
- EPC - BAND C





COMMUNAL LOBBY

ENTRANCE HALL

Wood flooring; radiator; built-in coats/storage cupboard.

LOUNGE

13'10 x 12' (plus door recess) (4.22m x 3.66m (plus door recess))

Double glazed window to rear; radiator; wood flooring; door to:

KITCHEN

12'10 x 5'7 (3.91m x 1.70m)

Double glazed window to front; fitted with a comprehensive range of wooden wall and base units with worktops to three walls; inset stainless steel sink unit; electric cooker; washing machine; dishwasher; fridge/freezer; tiled flooring; part tiled walls; cupboard housing gas combi boiler.

BEDROOM 1

10'7 x 10' (3.23m x 3.05m)

Double glazed window to rear; wood flooring; fitted wardrobes to 1 wall.

BEDROOM 2

10'6 x 5'7 (3.20m x 1.70m)

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

BATHROOM

Modern white suite comprising panelled bath with mixer tap/shower attachment and fitted glass screen; pedestal wash basin; WC; fully tiled walls; tiled flooring; heated towel rail; extractor fan; large built-in storage cupboard.

GARDENS

Communal grounds, mainly laid to lawn.

PARKING

Residents and visitors off street parking.

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.