



1 Krueger House Martins Road
Shortlands, Bromley, BR2 0EF
£280,000 Leasehold EPC: B

 **Maguire Baylis**



GUIDE PRICE £280,000 – £310,000

A super first floor apartment forming part of a small block, located within a highly popular and convenient setting opposite Shortlands Station and just a stone's throw from Shortlands local shops plus the the popular Shortlands Tavern pub.

The property, which is stylishly presented throughout, provides bright and spacious accommodation which comprises: large entrance hallway with built-in storage cupboard; impressive open plan living room featuring modern fitted kitchen with built-in oven & hob. There are two bedrooms – one double and one good size single room – the master featuring a Juliet balcony plus range of built-in wardrobes. The spacious bathroom provides a suite with bath and shower over.

Martins Road is also located within easy reach of both Beckenham and Bromley town centres. Bromley can be reached on foot – via a pleasant stroll through nearby Queensmead Park – in under 10 minutes. Also nearby by foot, the hugely popular Beckenham Place Park, which offers country walks and, for the more adventurous, the popular outdoor swimming lake.

A smart property in a popular and convenient setting, offered for sale on a chain free basis.

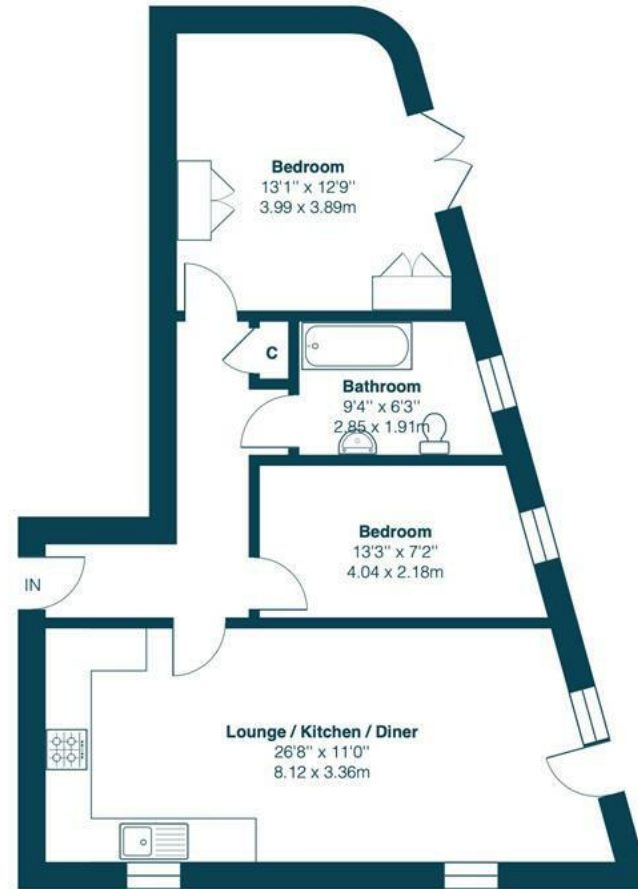
- FIRST FLOOR TWO BEDROOM APARTMENT
- LOCATED IN HEART OF SHORTLANDS VILLAGE
- 26' OPEN PLAN LIVING ROOM WITH FITTED KITCHEN
- MODERN BATHROOM
- HIGHLY CONVENIENT LOCATION OPPOSITE STATION
- EASY REACH BOTH BROMLEY & BECKENHAM
- ALLOCATED PARKING
- CHAIN FREE SALE





Martins Road, BR2

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m



First Floor

 Maguire Baylis

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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COMMUNAL HALLWAY

Stairs to first floor.

HALLWAY

Built-in storage cupboard; radiator.

OPEN PLAN LIVING ROOM/KITCHEN

approx 26'6 (max) x 10'1 (approx 8.08m (max) x 3.07m)

LOUNGE AREA – Double glazed door opening onto Juliet balcony to side; further double glazed window to side; radiator.

KITCHEN – Fitted with a range of white wall and base units with worktops to two walls; inset sink unit; built-in stainless steel gas hob with extractor hood over; electric oven; spaces for washing machine and fridge/freezer; cupboard housing Vaillant gas boiler.

BEDROOM 1

13'1 x 11' (max) (3.99m x 3.35m (max))

Double glazed door and window to front with door opening onto Juliet balcony; built-in double wardrobe plus range of wardrobes/storage to one wall incorporating double bed recess; radiator.

BEDROOM 2

13'6 x 7'2 (max) (4.11m x 2.18m (max))

Double glazed window to front; radiator; fitted double wardrobe.

BATHROOM

Double glazed window to front; suite comprising bath with mixer tap/shower attachment over; fitted glass shower screen; pedestal wash basin; WC; radiator.

PARKING

Allocated parking bay. Space A

LEASE & SERVICE CHARGES

LEASE - Approx 111 years remaining

SERVICE CHARGE - Currently £200 per month

GROUND RENT - £150 pa

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///shaped.heavy.alone



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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.