



12 Montpelier Court 58 Westmoreland Road

Bromley, BR2 0QS

**£1,450 Per Month** EPC: C

 **Maguire Baylis**





Maguire Baylis are delighted to offer to let this second floor apartment which provides bright and spacious one double bedroom accommodation and is located within a highly popular and convenient residential road.

Internally, the property comprises an entrance hallway with large storage cupboard; spacious lounge with bay window to the rear; bedroom with built-in double wardrobe; modern fully tiled bathroom with built-in shower over the bath and underfloor heating; modern fitted kitchen with built-in oven and hob.

Outside, there is an attractive communal garden for the residents use, plus a private garage at the rear. There is also residents/visitors parking within the grounds.

Montpelier Court is an attractive and well maintained private block ideally located being around a 5 minute walk down to Bromley South station providing fast a frequent train services to London Victoria and Blackfriars. The St Marks Square development is situated just at the end of the road offering the multi-screen Vue Cinema, plus some excellent restaurants and bars.

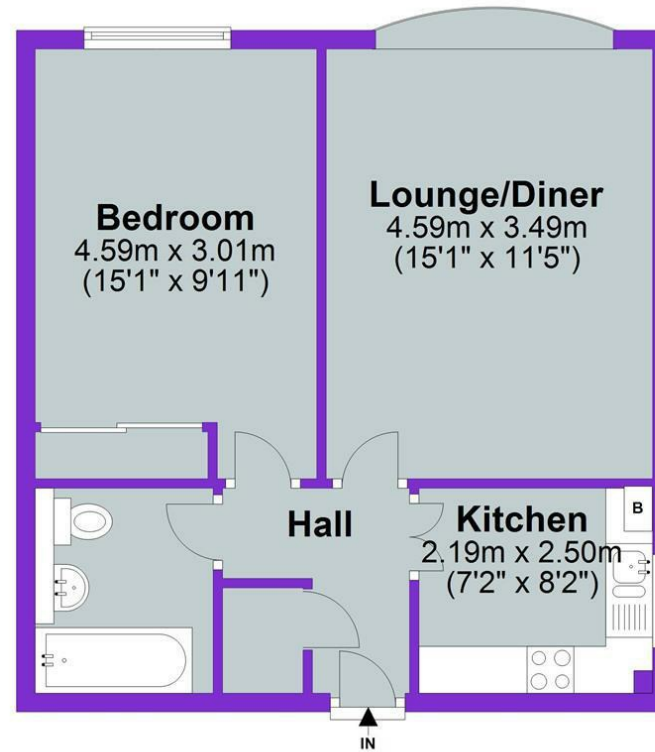
- WELL PRESENTED SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- MODERN BATHROOM \*\* SHOWER OVER BATH
- PRIVATE GARAGE AT REAR
- CLOSE TO BROMLEY SOUTH
- AVAILABLE OCTOBER '25
- EPC - BAND C





## Second Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 45.7 sq. metres (492.3 sq. feet)

Plan produced using PlanUp.

### COMMUNAL HALLWAY

Stairs to second floor.

### ENTRANCE HALL

Large built-in storage cupboard housing washing machine; intercom handset.

### LOUNGE

15' x 11'5 (4.57m x 3.48m)

Double glazed bay window to rear; radiator.

### KITCHEN

8'2 x 7'1 (2.49m x 2.16m)

Double glazed window to side; fitted with a range of modern white gloss wall and base units with granite effect worktops to two walls; fitted stainless steel sink unit; built-in oven and hob and extractor hood; part tiled walls; tiled flooring; fridge; wall mounted gas boiler.

### BEDROOM

15' x 9'8 (4.57m x 2.95m)

Double glazed window to side; radiator; built-in double wardrobe.

### BATHROOM

White suite comprising panelled bath with built-in shower over and folding glass screen; fitted wash basin; WC; fully tiled walls; tiled flooring with underfloor heating; heated chrome towel rail; extractor fan.

### GARAGE/PARKING

Single garage at rear. no. 12. Residents/visitors parking to front and rear.

### GARDENS

Communal garden at rear, mainly lawn.

### 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.