



24 Templedene Court 15 Beckenham Grove

Shortlands, BR2 0XU

£1,300 Per Month EPC: D

 **Maguire Baylis**



A one double bedroom flat situated to the top floor of this popular and well located purpose built development.

The property, which is offered to let unfurnished and available immediately, provides well planned accommodation which comprises entrance hallway with useful storage cupboards, a lovely 16' living room with large front aspect window, double bedroom with good range of fitted wardrobes. The kitchen, which has a window to the side, provides a range of fitted units and appliances. There is also a modern shower room and separate WC.

Further features of the property include double glazed windows throughout, gas fired (warm air) central heating and original woodblock flooring to the main rooms.

Outside, there are well kept grounds, plenty of off street parking for residents/visitors.

Beckenham Grove is a highly popular residential road, being just a few minutes walk to Shortlands village with the mainline station to London (links to Victoria plus City Thameslink). The larger town centres of Bromley and Beckenham are both within easy reach.

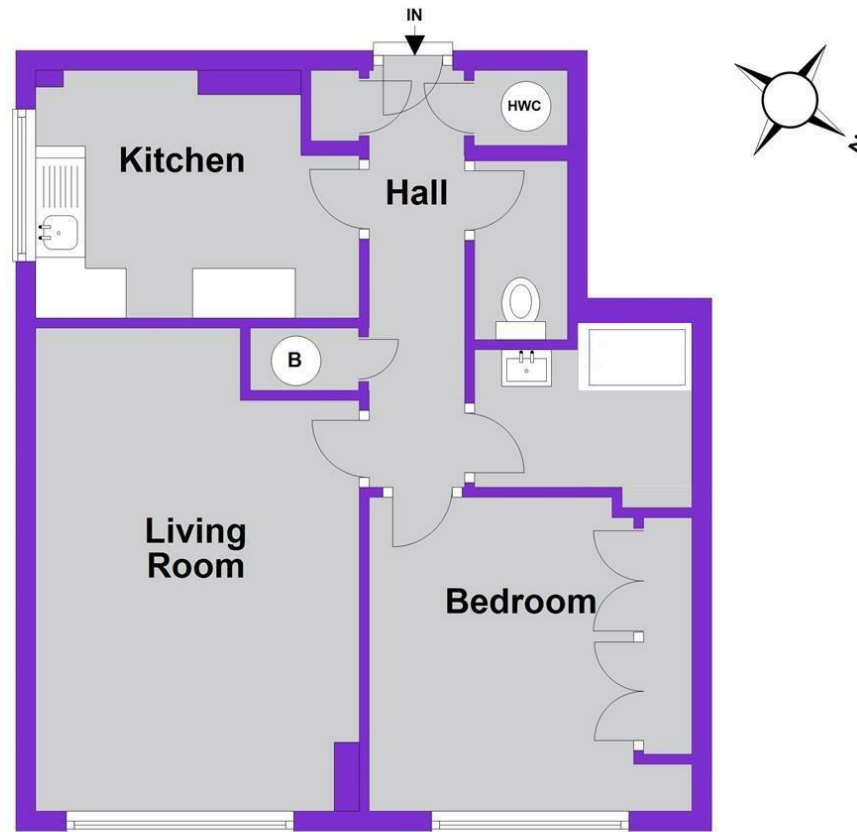


- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- 16' LOUNGE WITH SOLID WOOD FLOORING
- SEPARATE FITTED KITCHEN
- MODERN SHOWER ROOM & SEPARATE WC
- GREAT LOCATION
- CLOSE TO STATION/SHOPS
- RESIDENTS PARKING
- AVAILABLE IMMEDIATELY ** UNFURNISHED



Second Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 46.3 sq. metres (498.0 sq. feet)

COMMUNAL HALL

Stairs to top floor, automatic lighting system.

HALLWAY

Original woodblock flooring, useful built-in coats cupboard, built-in cupboard housing gas fired warm air boiler, built-in airing cupboard housing water tanks, intercom handset.

LOUNGE

16' (max into cupboards) x 10'9 (4.88m (max into cupboards) x 3.28m)
Large double glazed window to front, woodblock flooring, warm air vent.

KITCHEN

10'10 x 6'10 (widening to 7'10) (3.30m x 2.08m (widening to 2.39m))
Double glazed window to side, range of fitted units to two walls, inset stainless steel sink unit, part tiled walls; washing machine; fridge/freezer; electric cooker; wood effect flooring.

BEDROOM

10'1 x 10' (into wardrobes) (3.07m x 3.05m (into wardrobes))
Double glazed window to front, woodblock flooring, range of fitted wardrobes and bedroom units to two walls.

SHOWER ROOM

Modern stylishly appointed suite comprising fitted shower enclosure; wash basin, with vanity storage under; tiled walls. and flooring.

SEPARATE WC

Modern WC suite; half tiled walls; tiled flooring.

GARDENS

Well kept communal grounds with area of lawn to the rear.

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///roses.button.state



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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.