



1 Blyth Court Blyth Road

Bromley, BR1 3RY

£400,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £400,000 - £425,000. Maguire Baylis are delighted to present to the market this super ground floor flat providing well appointed accommodation extending to around 900 sq ft over the ground floor of this small private block and conveniently located purpose built block, just a few minutes walk to the town centre.

The flat features bright and spacious accommodation throughout and comprises: an impressive 22' entrance hallway, a lovely 18' living room with feature open fireplace. The kitchen provides a comprehensive range of stylishly appointed modern white units plus a large useful store cupboard with space for the washing machine.

There are two double bedrooms - the master with a good range of fitted wardrobes, plus a good sized single room to the front. The modern bathroom provides a bath with shower over, and there is a separate WC.

The property located within a highly convenient setting, just a few minutes walk from Bromley town centre with all the amenities, including The Glades retail centre within easy reach by foot. There are several stations nearby at Bromley North, Bromley South and Shortlands Village.

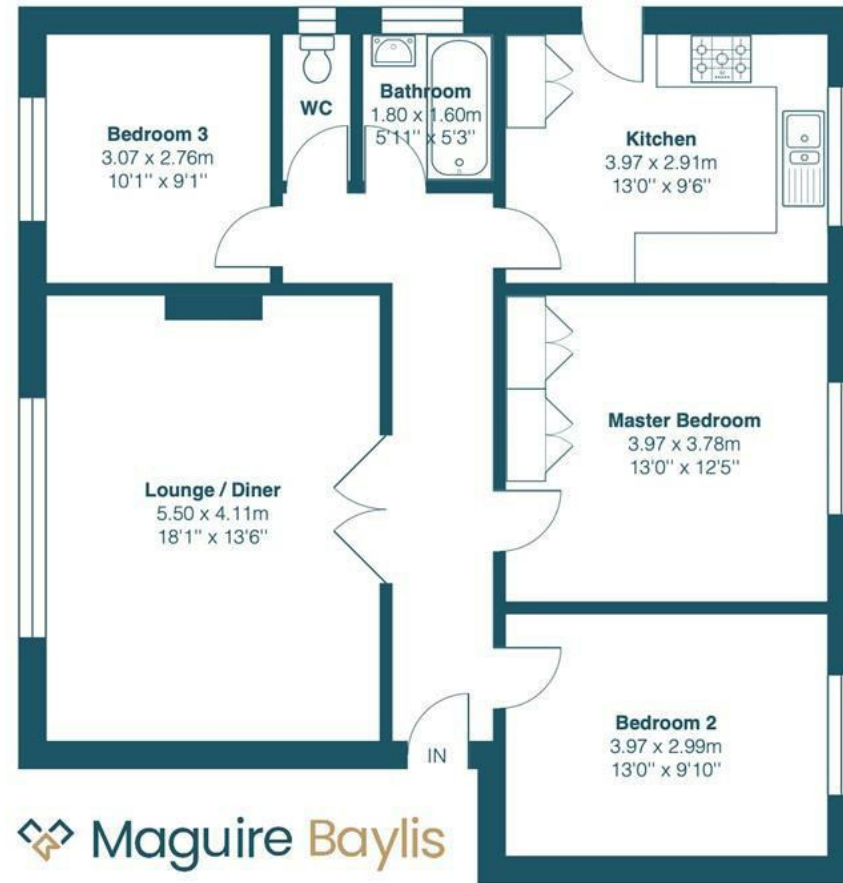


- LARGE GROUND FLOOR APARTMENT
- THREE BEDROOMS
- SPACIOUS LIVING ROOM WITH OPEN FIRE
- STYLISHLY APPOINTED KITCHEN
- BATHROOM & SEPARATE WC
- FANTASTIC LOCATION - CLOSE TO HIGH STREET
- SMALL PRIVATE BLOCK OF JUST FOUR FLATS
- GARAGE AT REAR
- EPC - BAND C



Blyth Court BR1

Total Area: 89.9 m²... 967 ft²



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Ground Floor

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.

COMMUNAL HALLWAY

ENTRANCE HALL

22'4 x 3'8 (widening to 8'1) (6.81m x 1.12m (widening to 2.46m))

Wood effect flooring; radiator.

LIVING ROOM

18' x 13'5 (5.49m x 4.09m)

Large double glazed window to front; two radiators; wood effect flooring; feature open fireplace with brick surround and hearth.

KITCHEN

13' (max) x 9'5 (3.96m (max) x 2.87m)

Double glazed window to rear plus part glazed door to side; fitted with a comprehensive range of white gloss wall and base units with solid wood worktops to three walls; inset 1.5 bowl sink unit with mixer tap; stainless steel 5 ring gas hob with extractor hood over; stainless steel electric oven; spaces for appliances; useful built-in storage cupboard with space and plumbing for washing machine; radiator.

BEDROOM 1

13' x 12'3 (3.96m x 3.73m)

Double glazed window to rear; fitted range of wardrobes to one wall; radiator; wood effect flooring.

BEDROOM 2

13' x 9'9 (3.96m x 2.97m)

Double glazed window to rear; radiator; wood effect flooring.

BEDROOM 3

10' x 9' (3.05m x 2.74m)

Double glazed window to front; radiator; wood effect flooring.

BATHROOM

Double glazed window to side; suite comprising bath with mixer tap/shower attachment; fitted wash basin with vanity storage under; part tiled walls; tiled flooring; heated towel rail.

SEPARATE WC

Double glazed window to side; WC; half tiled walls; tiled flooring.

GARDENS

Communal grounds, mainly laid to lawn to the front with mature trees and shrubs. Paved to rear for residents parking.

GARAGE

17' x 9'9 (5.18m x 2.97m)

Private single garage to rear with up & over door; double glazed window to rear. Outside water tap.

LEASE & MAINTENANCE

LEASE - Approx 93 years remaining.

MAINTENANCE - Shared four ways

GROUND RNT - £250 pa

COUNCIL TAX

London Borough of Bromley - Band D



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.