



42 Martins Road

Shortlands, Bromley, BR2 0EF

£325,000 Leasehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this impressive three-bedroom ground floor flat, positioned on a highly popular and convenient road just moments from Shortlands station, local shops and the ever-popular Shortlands Tavern.

Beautifully presented, the property enjoys a modern, attractive interior with a bright and airy feel throughout. The living room is a generous space measuring 15'1 x 12', while the contemporary fitted kitchen includes a built-in oven and hob. The well appointed bathroom has also been updated to a high standard and features a bath with built-in shower over. All rooms benefit from large windows, ensuring excellent natural light. Accommodation comprises a double bedroom plus two good-sized single rooms.

Further advantages include a large private storage cupboard located just outside the front door, in addition to a useful external storage shed and access to an outdoor residents' washing line within the communal grounds.

Martins Road provides excellent access to Bromley town centre with its wide selection of shops, cafés and restaurants—easily reached via a pleasant walk through the nearby Queensmead Park. For further outdoor recreation, Beckenham Place Park is also close at hand, offering extensive green space and leisure facilities.

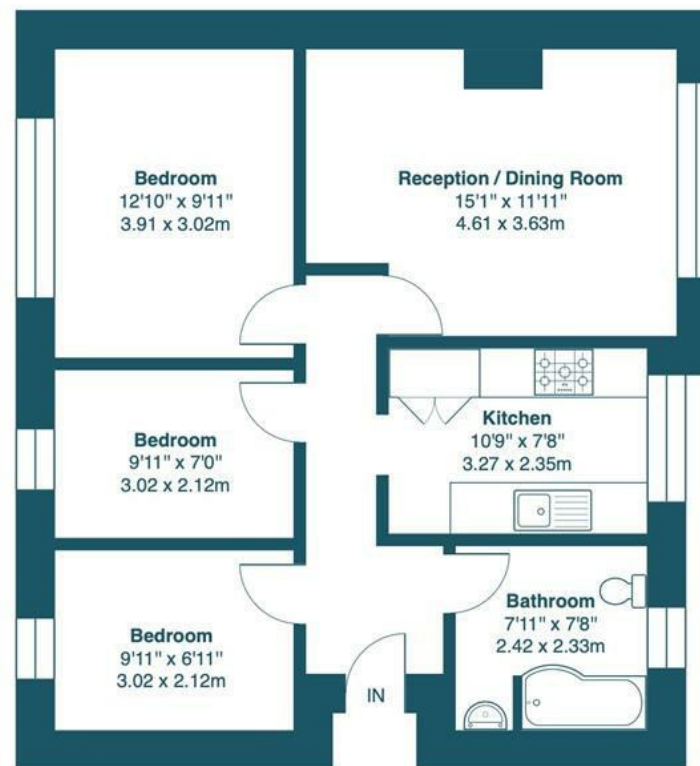
- IMPRESSIVE THREE BEDROOM GROUND FLOOR FLAT
- HIGHLY CONVENIENT LOCATION JUST YARDS FROM SHORTLANDS STATION
- MODERN FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- WELL APPOINTED BATHROOM
- BRIGHT & AIRY LIVING ROOM MEASURING 15'3 X 12'
- DOUBLE BEDROOM PLUS TWO GOOD SIZED SINGLE ROOMS
- USEFUL STORAGE FACILITIES
- EASY ACCESS TO BROMLEY TOWN CENTRE & QUEENSMEAD PARK
- CLOSE TO BECKENHAM PLACE PARK





Martins Road, BR2

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m



Ground Floor

 Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
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 ENTRANCE HALL

Useful built-in private storage cupboard.

ENTRANCE HALLWAY**LOUNGE**

Double glazed window to front.

KITCHEN

Double glazed window to front; fitted with a comprehensive range of white wall and base units with built-in oven and hob.

BEDROOM 1

Double glazed window to rear.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Double glazed window to rear.

BATHROOM

Double glazed window to front; modern suite featuring bath with built-in shower over.

LEASE & MAINTENANCE

LEASE - approx 122 years remaining

SERVICE CHARGES - currently £715.15 per half year.

GROUND RENT - peppercorn

COUNCIL TAX

London Borough of Bromley - Band C

PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These can be purchased at a cost of £80 per year/per vehicle.

LOCATION

What3words: ///stand.juices.slices



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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.