



INTEGRA - ESTATES



Barton Court, 12 Shortlands Grove,  
Bromley, Kent

  
INTEGRA - ESTATES

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PUTTING YOU FIRST

## Key features

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- Chain free
- Private garage
- Long lease 160 plus years
- Light and spacious feel
- Modern design
- Communal gardens
- Fantastic location.





## Description

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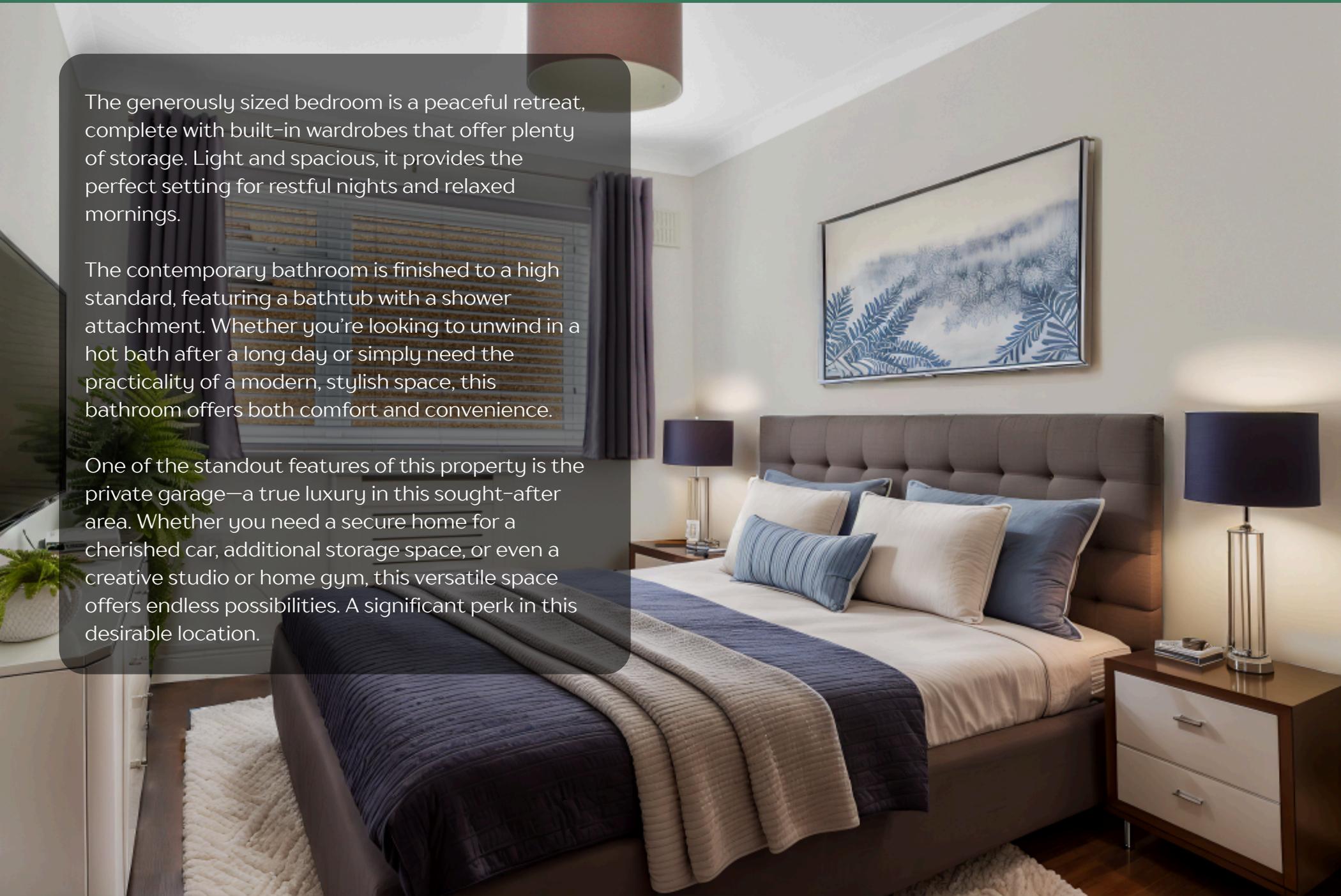
Integra-Estates are thrilled to present this outstanding ground-floor modern one-bedroom apartment in the highly sought-after Barton Court, BR2. This exceptional property comes with a private garage and a remarkably long lease of over 160 years. Whether you're a first-time buyer looking for a stylish and well-located home, a downsizer seeking a modern retreat, or an investor wanting a turn-key rental property, this apartment is a rare and exciting opportunity. Step inside to discover a beautifully presented and thoughtfully designed home, where every detail has been considered for both style and comfort. The spacious lounge is bathed in natural light, creating a bright and airy atmosphere, with direct views over the well-maintained front communal gardens. The layout flows effortlessly, offering a calm and inviting space perfect for relaxing, entertaining, or working from home. The modern kitchen is both sleek and functional, with ample storage and elegant worktops. Whether you're preparing a gourmet meal, enjoying a quick breakfast before heading out, or entertaining friends, this well-designed kitchen makes cooking a pleasure.



The generously sized bedroom is a peaceful retreat, complete with built-in wardrobes that offer plenty of storage. Light and spacious, it provides the perfect setting for restful nights and relaxed mornings.

The contemporary bathroom is finished to a high standard, featuring a bathtub with a shower attachment. Whether you're looking to unwind in a hot bath after a long day or simply need the practicality of a modern, stylish space, this bathroom offers both comfort and convenience.

One of the standout features of this property is the private garage—a true luxury in this sought-after area. Whether you need a secure home for a cherished car, additional storage space, or even a creative studio or home gym, this versatile space offers endless possibilities. A significant perk in this desirable location.







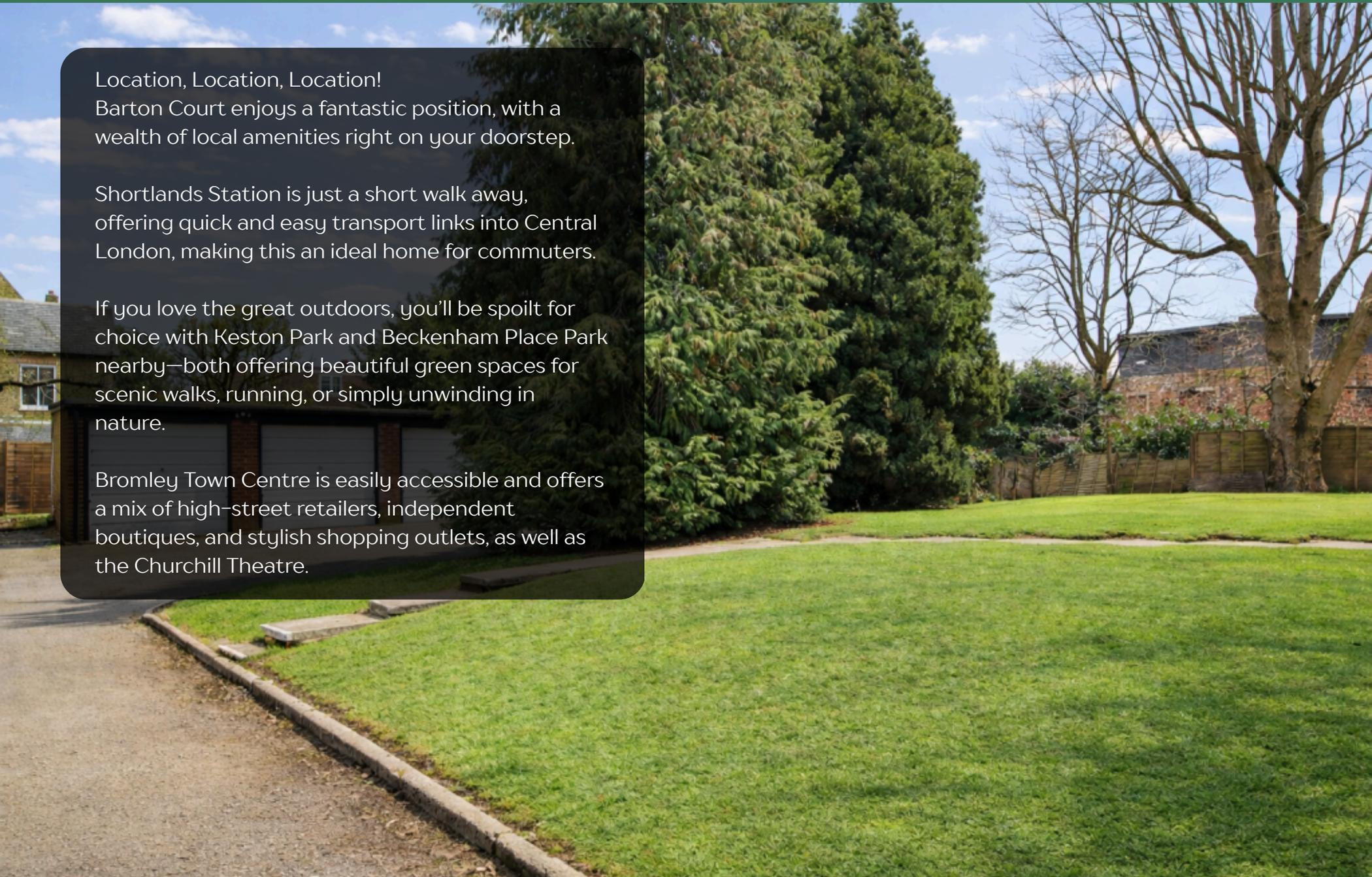
Location, Location, Location!

Barton Court enjoys a fantastic position, with a wealth of local amenities right on your doorstep.

Shortlands Station is just a short walk away, offering quick and easy transport links into Central London, making this an ideal home for commuters.

If you love the great outdoors, you'll be spoilt for choice with Keston Park and Beckenham Place Park nearby—both offering beautiful green spaces for scenic walks, running, or simply unwinding in nature.

Bromley Town Centre is easily accessible and offers a mix of high-street retailers, independent boutiques, and stylish shopping outlets, as well as the Churchill Theatre.





## Location

Beckenham High Street is another fantastic local attraction, buzzing with energy and offering an exciting mix of fine dining, trendy bars, cafés, and boutique retailers perfect for a night out or a weekend brunch with friends.

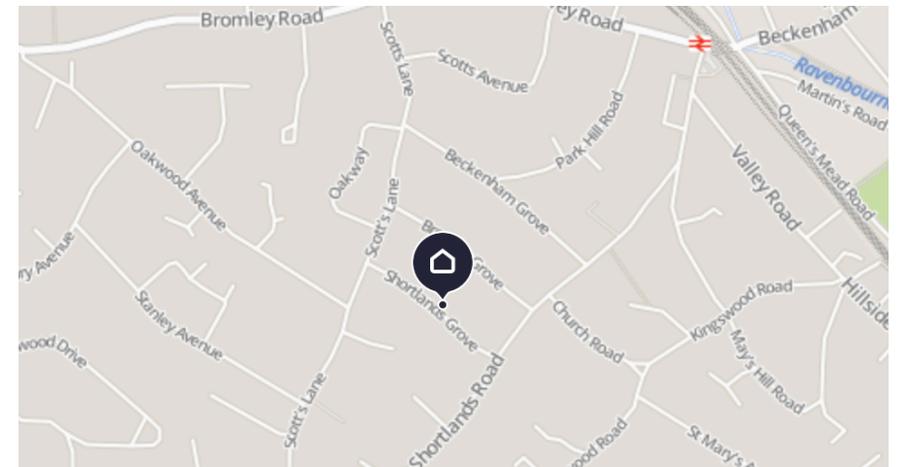
The quaint and charming shops of Shortlands provide an intimate village-like feel, adding to the area's unique character.

This modern, stylish, and low-maintenance apartment is an exceptional find, offering a secure long lease, private garage, and excellent location. Whether you're looking for your first home, a practical downsizing option, or a smart investment, this property ticks all the boxes.

Don't miss out—contact Integra-Estates today to arrange your viewing!

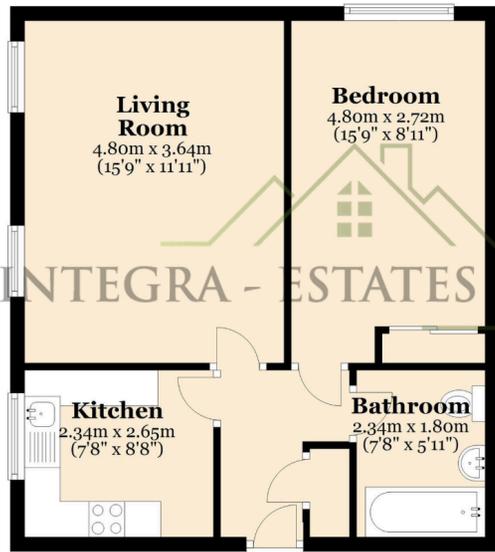
**Local Authority Bromley**  
**Council Tax band C**

**Lease 163 years remaining**  
**Service charge £1,426.00 per year**  
**Ground rent Peppercorn payment**  
**Appointed management company Hindwoods**



## Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 sq. feet)

For Illustration Purposes Only - Not to Scale! Please note this floor plan is for marketing purposes only. This plan in its entirety should not be relied upon as being accurate with the understanding any measurements quoted may be incorrect. No responsibility is taken for any error, omission, or miss-statement. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. For an exact floor plan it is advised to seek your own instruction who offers accurate and detailed floor plans.  
Plan produced using PlanUp.

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## Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

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Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.