8 Westpoint 9 Shortlands Grove

Shortlands, Bromley, BR2 0ND

£1,850 Per Month **EPC: B**

Maguire Baylis

A superb first floor apartment forming part of an exclusive gated development situated within a highly popular residential area within walking distance of Shortlands station and local shops.

The property, which is offered to let fully furnished, provides larger than average accommodation which comprises an impressive L-shaped living room extending to over 22' and with a pleasant south facing outlook to the rear; a fitted kitchen with built-in oven and hob; bathroom with a modern suite. Both bedrooms are also good sized double rooms.

The property also benefits from double glazing throughout and a modern gas radiator heating system plus plenty of useful storage cupboards.

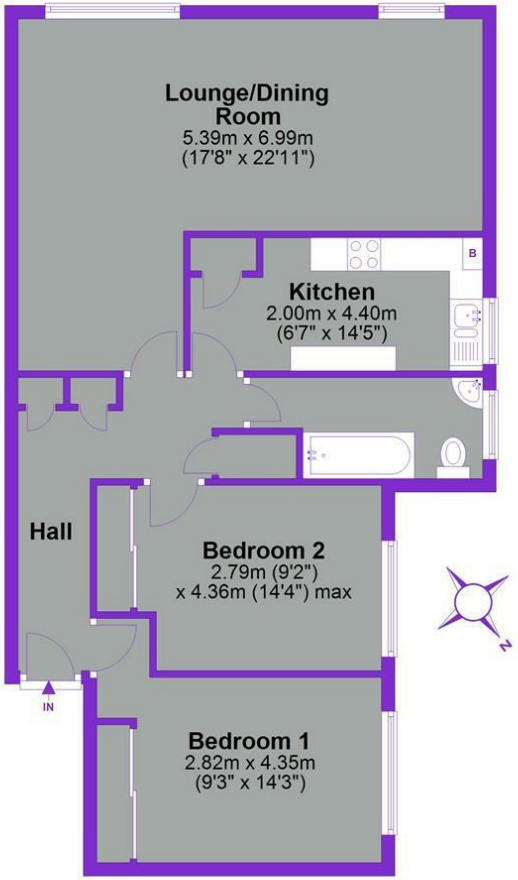
Outside, there an allocated parking space within the secure gated grounds. There are extensive and well kept gardens surrounding the property and also parking for visitors.

Shortlands Grove is a highly popular residential road, just half a mile form Shortlands station which provides direct and frequent train services to London Victoria and Blackfriars. Both Beckenham and Bromley town centres are also easily accessible.

- TWO DOUBLE BEDROOM APARTMENT
- FULLY FURNISHED
- SPACIOUS ACCOMMODATION THROUGHOUT
- IMPRESSIVE 22' LIVING ROOM
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM WITH SHOWER OVER THE BATH
- SECURE ALLOCATED PARKING
- SUPER LOCATION - EASY WALK TO SHORTLANDS STATION
- AVAILABLE MID OCTOBER
- NO PETS PERMITTED WITHIN THIS DEVELOPMENT

First Floor

Approx. 76.5 sq. metres (823.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

COMMUNAL HALL
Stairs to first floor.

HALLWAY
A good size entrance hall with three useful built-in storage cupboards; wood effect flooring.

LIVING ROOM
22'9 x 17'7 (I-shaped, narrowing to 9'11) (6.93m x 5.36m (I-shaped, narrowing to 3.02m))
Two double glazed windows to rear; wood effect flooring; two feature metallic radiators.

KITCHEN
14'4 x 7' (4.37m x 2.13m)
Double glazed window to side; fitted with a good range of white units with worktops to two walls and fitted breakfast bar. Inset sink unit; built-in gas hob with extractor hood over; electric oven; washing machine; fridge/freezer; dishwasher. Useful built-in shelved storage cupboard. Wall mounted gas boiler.

BEDROOM 1
13'10 x 9' (plus door recess) (4.22m x 2.74m (plus door recess))
Double glazed window to side; wood effect flooring; radiator; built-in double wardrobe.

BEDROOM 2
12'3 x 9' (3.73m x 2.74m)
Double glazed window to side; radiator; built-in double wardrobe.

BATHROOM
Double glazed window to side; suite comprising panelled bath with built-in shower over and fitted glass screen; fitted wash basin with storage under; WC; fully tiled walls; heated towel rail.

PARKING
The front is gated with a secure, allocated parking space. Visitors spaces.

COMMUNAL GROUNDS
Well kept communal grounds to front and rear.

COUNCIL TAX
London Borough of Bromley - Band D

AGENTS NOTE
Water rates are included within the tenancy.

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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.