

Flat 5 97 Martins Road

Shortlands, Bromley, BR2 0ED

£1,790 Per Month **EPC: C**

Maguire Baylis







A stunning top floor apartment forming part of a small private block, located within a highly popular and convenient setting opposite Shortlands Station and just a stone's throw from Shortlands local shops plus the the popular Shortlands Tavern pub.

The property, which is offered furnished, has been updated over recent years to a high specification throughout and provides bright and spacious accommodation. Internally, the flat comprises: large entrance hallway with built-in storage cupboard; modern and stylishly appointed kitchen with a full range of integrated appliances. There is a spacious triple aspect living room and two bedrooms, whilst the bathroom boasts a luxuriously appointed suite with a built-in shower over the bath.

Outside, there is an allocated parking space to the front, plus further visitors parking.

Martins Road is also located within easy reach of both Beckenham and Bromley town centres. Bromley can be reached on foot - via a pleasant stroll through nearby Queensmead Park - in under 10 minutes. Also nearby by foot, the hugely popular Beckenham Place Park, which offers country walks and, for the more adventurous, the popular outdoor swimming lake.

Available early November.

- FURNISHED TOP FLOOR APARTMENT
- BRIGHT & SPACIOUS ACCOMMODATION
- TWO BEDROOMS
- TRIPLE ASPECT LIVING ROOM
- HIGH SPEC STYLISHLY APPOINTED KITCHEN
- LUXURIOUSLY APPOINTED BATHROOM
- HIGHLY POPULAR & CONVENIENT LOCATION
- OPPOSITE SHORTLANDS STATION
- ALLOCATED OFF STREET PARKING
- AVAILABLE EARLY NOVEMBER

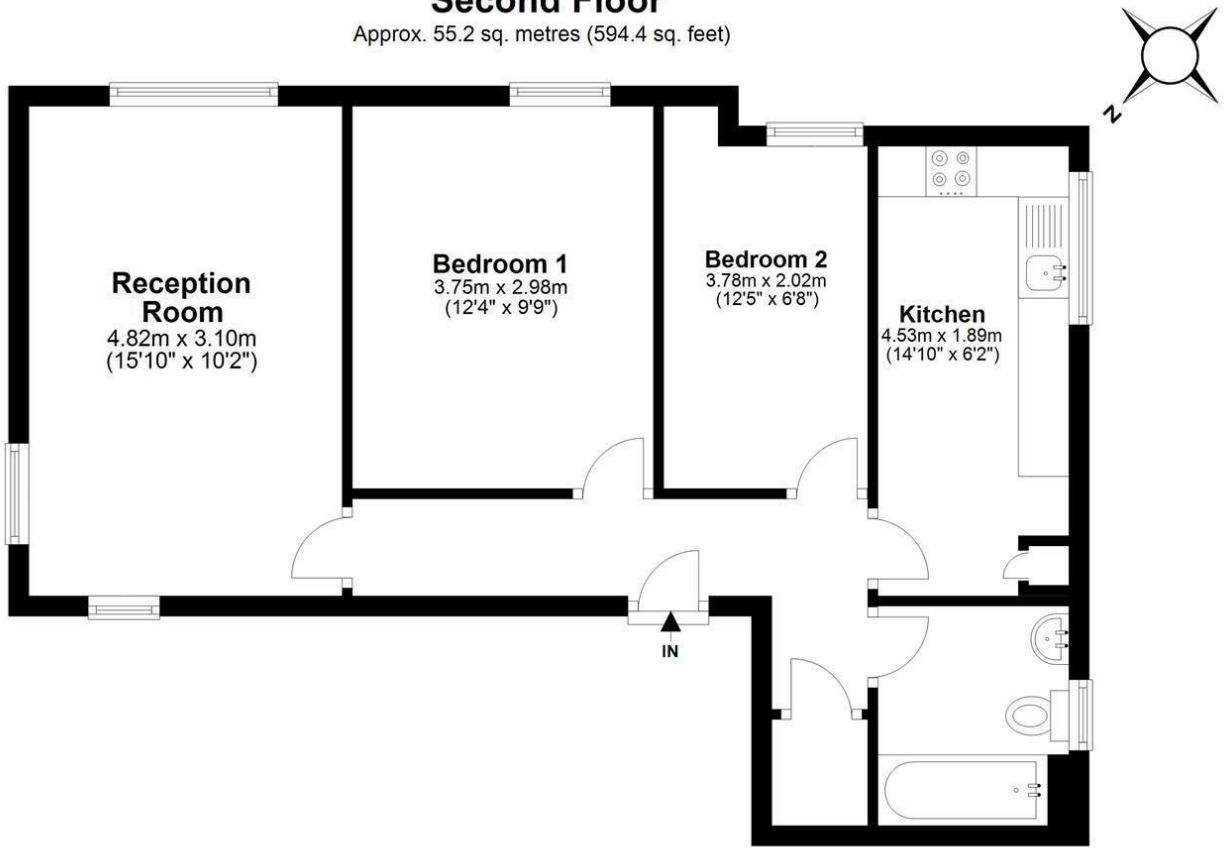






Second Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 55.2 sq. metres (594.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

COMMUNAL HALLWAY
Stairs to top (second) floor.

ENTRANCE HALL
Radiator; wall mounted entryphone handset; engineered oak strip flooring; deep built-in storage cupboard with light.

LOUNGE
16'2 x 10'2 (4.93m x 3.10m)
Triple aspect with double glazed windows to front and side plus feature circular window to side; two radiators; engineered oak flooring.

KITCHEN
14'10 x 6'1 (4.52m x 1.85m)
Double glazed window to rear with an aspect towards Shortlands station; recently re-fitted with a stylishly appointed range of grey gloss wall and base units with worktops to two walls; full range of integrated Bosch appliances; cupboard housing gas combi boiler.

BEDROOM 1
12'3 x 9'9 (3.73m x 2.97m)
Double glazed window to side; radiator.

BEDROOM 2
11'2 (plus recess) x 6'7 (3.40m (plus recess) x 2.01m)
Double glazed window to side; radiator.

BATHROOM
Double glazed window to rear; modern and luxuriously appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; heated towel rail; part tiled walls; fitted back-lit LED wall mirror.

PARKING
Allocated off street parking to front.

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///encounter.toned.gent

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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.