



31 Weston Grove

Bromley, BR1 3RJ

**£275,000 Leasehold EPC: C**

 **Maguire Baylis**



Maguire Baylis are pleased to present this spacious and well-proportioned two-bedroom first floor apartment, offered to the market chain free and conveniently positioned for a wide range of local amenities.

The property provides bright and airy accommodation throughout, comprising a generous reception room, fitted kitchen with integrated oven and hob, two well-proportioned bedrooms, bathroom with shower over the bath and a separate WC.

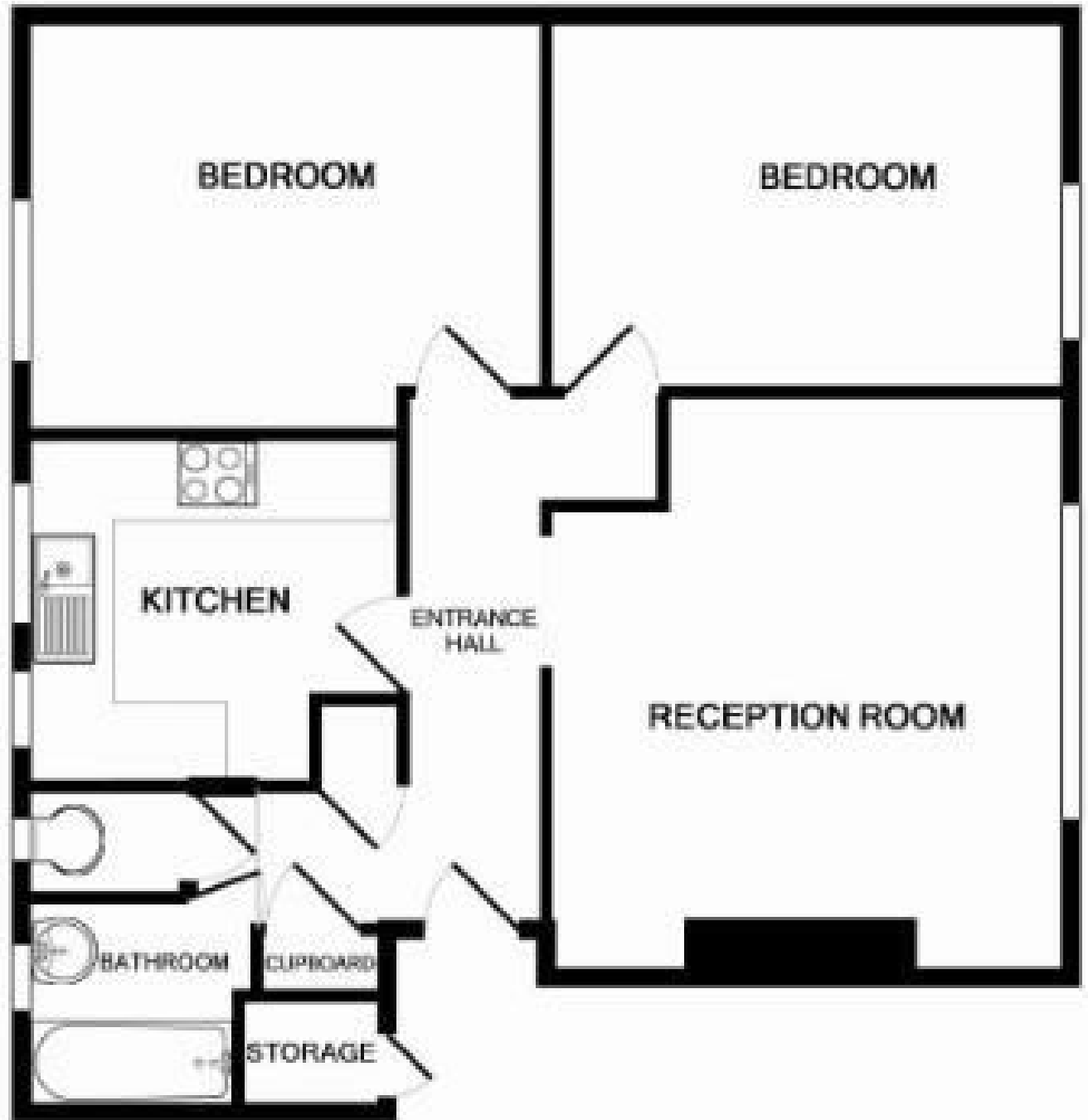
Further benefits include double glazing, gas central heating, security entryphone system and a useful external storage cupboard.

Ideally located, the property is within easy walking distance of both Shortlands and Bromley North stations, whilst Bromley town centre, including The Glades shopping centre, a variety of restaurants, bars and leisure facilities, is also close by.

This property would make an excellent first-time purchase or investment opportunity.

- CHAIN FREE SALE
- SPACIOUS FIRST FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- BRIGHT AND AIRY ACCOMMODATION
- GENEROUS RECEPTION ROOM
- FITTED KITCHEN WITH INTEGRATED OVEN & HOB
- BATHROOM PLUS SEPARATE WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SECURITY ENTRYPHONE & EXTERNAL STORAGE CUPBOARD
- CONVENIENTLY LOCATED FOR SHORTLANDS, BROMLEY NORTH & BROMLEY TOWN CENTRE





### **COMMUNAL HALLWAY**

Stairs to first floor. Useful private storage cupboard.

### **HALLWAY**

Built-in storage cupboard.

### **LOUNGE**

Double glazed window to front; feature fireplace.

### **KITCHEN**

Double glazed window to rear; fitted range of units with worktops to three walls; built-in oven and hob.

### **BEDROOM 1**

Double glazed window to rear.

### **BEDROOM 2**

Double glazed window to front.

### **BATHROOM**

Double glazed window to rear; bath with built-in shower over.

### **SEPARATE WC**

Double glazed window to rear.

### **COMMUNAL GARDEN**

Large communal garden to rear. Useful private outside storage.

### **LEASE & MAINTENANCE**

LEASE - Approx 81 years remaining. The seller has approached the freeholder to renew the lease to 125 years.

MAINTENANCE - Currently £113.71 per month (£1364.52 pa)

GROUND RENT - £10

### **PARKING**

On street parking. Residents permits required between 12 - 2pm Monday to Saturday. These are available to the residents at £80 per vehicle/per year.

### **LOCATION**

What3words: anyway.gallons.assure

### **COUNCIL TAX**

London Borough of Bromley - Band C



Shortlands  
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.