



SHAY COURT

109

1 Shay Court 109 Elmers End Road

Beckenham, BR3 4SY

£1,450 Per Month EPC: C

 Maguire Baylis



Shay Court is an exciting development of nine, luxuriously appointed one and two bedroom apartments, ideally located close to the train and tram links at Birkbeck and Elmers End.

This fantastic apartment is finished to exacting standards and provides such features as stylishly fitted kitchens with a full range of appliances, luxuriously appointed bathrooms, LED lighting; radiator central heating; large double glazed windows allowing light to flood in.

Flat 1 is a unique ground floor apartment featuring its own private entrance to the side of the building. It provides one bedroom accommodation comprising a bright and spacious open plan living room/kitchen; double bedroom; plus a large luxurious bathroom.

Shay Court is close by to a great range of useful local shops in Elmers End Road, plus with the amenities in Beckenham High Street, Crystal Palace within easy reach. For outdoor recreation, South Norwood country park and lake are just a short walk.

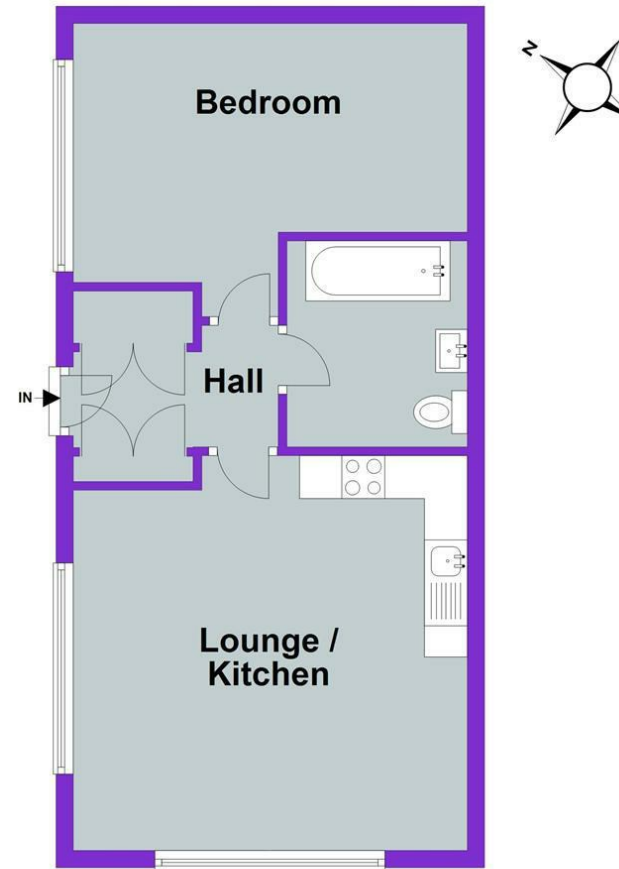


- EXCLUSIVE DEVELOPMENT COMPLETED IN 2023
- ONE BEDROOM APARTMENT
- GROUND FLOOR WITH PRIVATE ENTRANCE
- LUXURIOUSLY APPOINTED THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN
- SPACIOUS BATHROOM
- SUPER, HIGHLY CONVENIENT LOCATION
- CLOSE TO TRANSPORT LINKS
- AVAILABLE 1st AUGUST - UNFURNISHED
- EPC - BAND C



Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.3 sq. feet)

ENTRANCE HALLWAY

Private front door leading to entrance hall. Useful built-in storage cupboard housing hot water cylinder; radiator.

OPEN PLAN LIVING ROOM/KITCHEN

15'1 x 13'5 (4.60m x 4.09m)

Two large double glazed windows to front and side; radiator. Kitchen area fitted with a comprehensive range of grey gloss wall and base units with worktops to two walls. Built-in oven & hob with extractor hood. Full range of appliances.

BEDROOM

14'5 x 9'5 (4.39m x 2.87m)

Double glazed window to side; radiator.

BATHROOM

Stylish and luxuriously appointed suite. Comprising: panelled bath with mixer tap/shower attachment over; fitted wash basin with vanity storage under; concealed cistern WC; part tiled walls, tiled flooring; wall mirror with LED lighting; extractor fan.

COUNCIL TAX

London Borough of Bromley - Band tba



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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.