

17 Foxleas Court 4 Spencer Road

Bromley, BR1 3WB

£275,000 Leasehold EPC: Band C

Maguire Baylis







Maguire Baylis are delighted to offer for sale this beautifully presented and spacious one-bedroom apartment, occupying a desirable top (second) floor position at the rear of an attractive purpose-built development, situated within a sought-after residential road close to Bromley town centre.

The property offers bright, well-planned accommodation, presented to an exceptionally high standard throughout. A welcoming entrance hallway provides generous storage, together with a cleverly utilised fitted work from home space.

The spacious living room enjoys access to a private balcony, providing a lovely spot to relax, whilst the stylish kitchen provides a great range of units. The generously proportioned double bedroom benefits from a stylish, well-appointed en-suite bathroom, with the additional convenience of a separate WC accessed from the hallway.

Outside, the development is surrounded by well-maintained communal grounds, with the further advantage of a private garage situated to the rear. There is also ample off-street parking available for residents and visitors.

Spencer Road is a popular and convenient residential location, approximately two-thirds of a mile from Bromley town centre, with its excellent range of shops, restaurants and amenities. Several railway stations are within easy reach, including Bromley North, Sundridge Park, Shortlands and Ravensbourne, whilst the beautiful open spaces of Beckenham Place Park are also nearby, offering excellent opportunities for walking and outdoor recreation.

- STUNNING TOP FLOOR APARTMENT
- PRIVATE BALCONY TO REAR
- STYLISHLY APPOINTED KITCHEN
- DOUBLE BEDROOM WITH EN SUITE BATHROOM
- SEPARATE/ADDITIONAL WC
- USEFUL WORK FROM HOME SPACE IN HALLWAY
- PRIVATE GARAGE & PARKING AT REAR
- POPULAR & WELL-KEPT BLOCK
- QUIET, LEAFY ROAD - EASY REACH TOWN CENTRE
- CHAIN FREE SALE

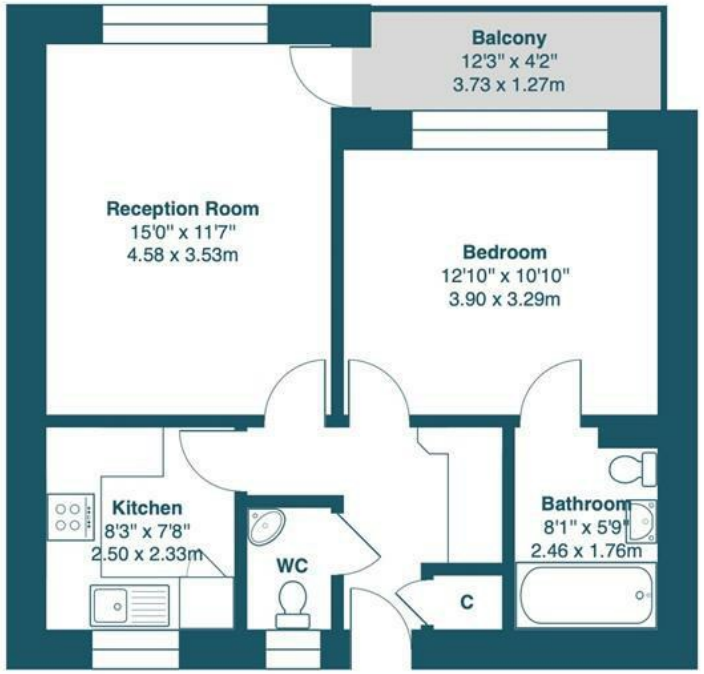






Spencer Road, BR1

Approximate Gross Internal Area = 536 sq ft / 49.8 sq m



Second Floor

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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COMMUNAL HALLWAY
Stairs to second floor.

HALLWAY
Solid wood entrance door, coats/storage cupboards, access to loft for storage, useful work from home sapce with fitted desk.

LOUNGE
Window to rear overlooking gardens, glazed door to balcony.

BALCONY
Large, private covered balcony to rear overlooking communal gardens.

KITCHEN
Window to front, fitted with a modern and stylishly appointed range of units with worktops to three walls. Built-in appliances.

BEDROOM
Window to rear, door to:

EN SUITE BATHROOM
Well appointed suite comprising bath with shower over and fitted glass shower screen.

SEPARATE WC
Window to rear, WC, fitted wash basin.

COMMUNAL GARDENS
Well kept communal gardens to front and rear, mainly laid to lawn.

GARAGE/PARKING
Private single garage at rear. Parking for residents & visitors.

LEASE & MAINTENANCE
LEASE - Approx 109 years remaining
MAINTENANCE - Currently £1200 per year (paid quarterly)
GROUND RENT - Currently £250 per year

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///format.indeed.eaten

ADDITIONAL INFORMATION
* All Windows and balcony door are double glazed and installed new in 2024.
* New boiler installed 2021.

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The Property Ombudsman

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.