3 Peter House 1 Beckenham Lane

Bromley, BR2 0DB

£325,000 Leasehold EPC: D

Maguire Baylis

Maguire Baylis are delighted to present to the market this spacious ground floor maisonette forming part of a small, private development set within mature communal grounds.

The property, which is offered for sale on a chain free basis, is conveniently located just yards from Bromley High Street and also within easy reach of Shortlands local shops and main line station with trains to London Victoria and Blackfriars. Stations at Bromley North and Bromley South (with fast trains to Victoria) are also close by.

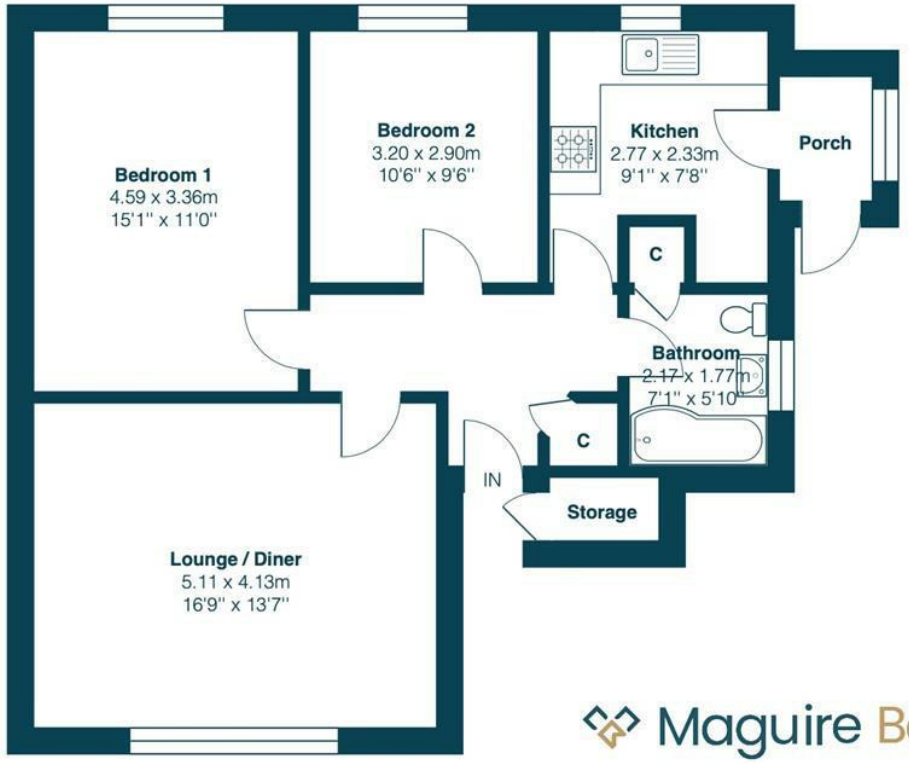
Internally, the property provides bright and spacious accommodation which comprises an entrance hallway with useful storage, a large lounge extending to 16'9 overall, modern fitted kitchen with built-in oven and hob, both bedrooms are of a double size and there is the bathroom featuring a built-in shower over the bath.

Features of the property also include gas radiator central heating, double glazed windows and residents parking.

- SPACIOUS GROUND FLOOR MAISONETTE
- HIGHLY CONVENIENT LOCATION - SHORT WALK TO THE TOWN CENTRE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH FITTED OVEN & HOB
- MODERN BATHROOM WITH BUILT-IN SHOWER OVER BATH
- WELCOMING ENTRANCE HALLWAY WITH BUILT-IN STORAGE
- RESIDENTS PARKING
- MATURE COMMUNAL GARDENS
- CHAIN FREE SALE
- EPC - BAND D

Beckenham Lane BR2

Total Area: 72.3 m^2... 778 ft^2



Maguire Baylis

This plan is 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.

ENTRANCE PORCH
Front entrance porch shared with no. 4. Storage cupboard.

HALLWAY
Built-in storage cupboard; wood effect vinyl flooring; radiator.

LOUNGE
16'9 x 13'6 (5.11m x 4.11m)
Double glazed window to front; two radiators; dado rails; wood effect vinyl flooring.

KITCHEN
10'5 x 9' (3.18m x 2.74m)
Double glazed window to rear; fitted with a range of modern cream gloss wall and base units with worktops to two walls; inset stainless steel sink; stainless steel gas hob with extractor hood over; electric oven; space for washing machine; tiled flooring; radiator; wall mounted gas boiler; part glazed door to side leading to lean-to.

LEAN-TO
Enclosed lean-to porch to side with double glazed windows to rear and side; part glazed door to front.

BEDROOM 1
15'1 x 11' (4.60m x 3.35m)
Double glazed window to rear; radiator; wood effect vinyl flooring.

BEDROOM 2
10'5 x 9'6 (3.18m x 2.90m)
Double glazed window to rear; wood effect vinyl flooring; radiator.

BATHROOM
Double glazed window to side; suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; fully tiled walls; tiled flooring; built-in airing cupboard with radiator.

COMMUNAL GARDENS
Attractive communal gardens to the rear.

PARKING
Residents off street parking, not allocated.

LEASE & MAINTENANCE
LEASE - Approx 160 years remaining
MAINTENANCE - Currently £1821.15 pa to include buildings insurance
GROUND RENT - nil

COUNCIL TAX
London Borough of Bromley - Band C

Maguire Baylis
Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

The Property Ombudsman
naea | propertymark PROTECTED

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.