6 Glaston Court 3 Farnaby Road

Bromley, BR1 4BU

£285,000 **EPC: C**

Maguire Baylis

Impressive One-Bedroom Apartment in the Heart of Shortlands.

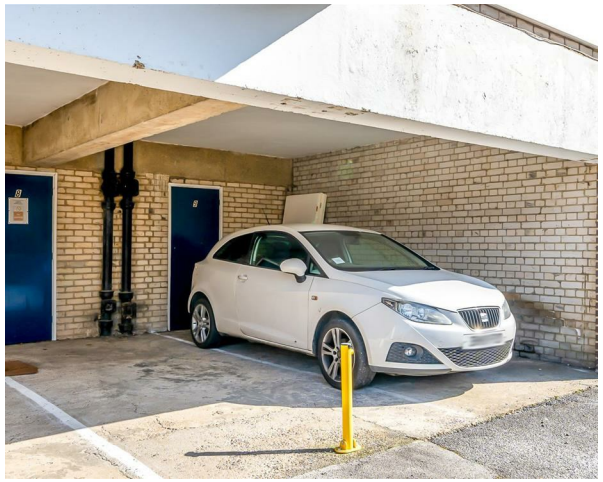
Guide Price: £285,000 - £300,000. Situated in a sought-after location, this bright and spacious one-bedroom apartment offers an exceptional living space, ideal for first-time buyers, professionals, or investors.

The well-proportioned bedroom features a large built-in wardrobe, while the south-facing rear aspect fills the home with natural light. A stylish fitted kitchen comes complete with an integrated oven and hob, and the modern bathroom includes a shower over the bath for added convenience.

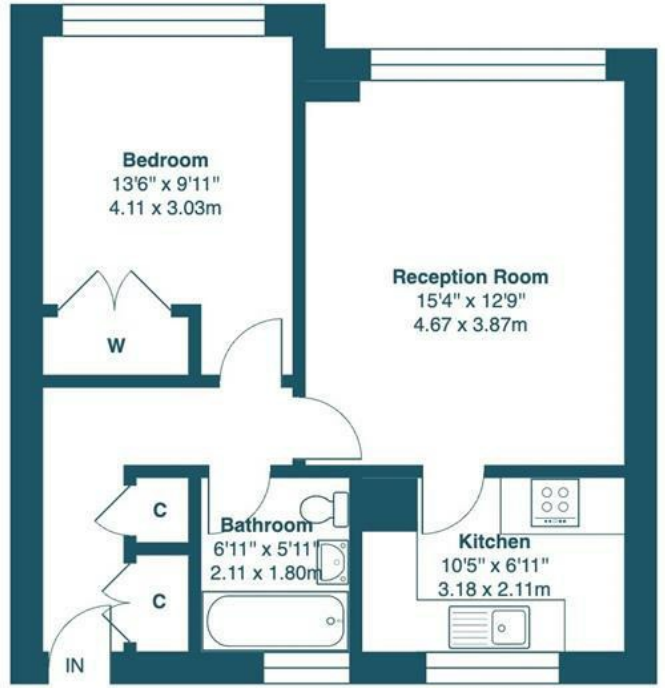
Further benefits include allocated parking, a private store room, and a share of the freehold with a long 900+ year lease.

Positioned just a short walk from Shortlands Village, the station, and local amenities, this superb apartment offers both convenience and comfort in a prime location.

- IMPRESSIVE ONE BED APARTMENT
- BRIGHT & SPACIOUS ACCOMMODATION
- BEDROOM WITH LARGE BUILT IN WARDROBE
- ATTRACTIVE SOUTH FACING OUTLOOK TO REAR
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- MODERN BATHROOM WITH SHOWER OVER BATH
- GREAT LOCATION WITH SHORTLANDS VILLAGE
- SHORT WALK TO STATION & SHOPS
- ALLOCATED PARKING & USEFUL PRIVATE STORE ROOM
- SHARED OF FREEHOLD & LONG 900+ LEASE



Approximate Gross internal Area = 545 sq ft / 50.6 sq m



First Floor

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.
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COMMUNAL HALL
Stairs to first floor.

HALLWAY
Built-in double storage cupboard plus further built-in coats/storage; radiator.

LOUNGE
15'3 x 12'8 (4.65m x 3.86m)
Large double glazed window to rear providing an attractive southerly outlook; radiator.

KITCHEN
10'5 x 6'10 (3.18m x 2.08m)
Double glazed window to front; fitted with range of wall and base units with worktops to three walls; inset stainless steel sink unit; built-in oven and hob; wall mounted gas boiler; part tiled walls.

BEDROOM
11'5 (to wardrobes) x 10' (3.48m (to wardrobes) x 3.05m)
Double glazed window to rear; radiator; built-in double wardrobe.

BATHROOM
Double glazed window to front; fitted with a modern, well appointed suite comprising panelled bath with shower over featuring rain shower head plus separate shower hose and fitted glass shower screen; pedestal wash basin; WC; heated towel rail; part tiled walls and tiled flooring; extractor fan.

PARKING
allocated covered parking bay underblock.

PRIVATE OUTIDE STORE
7'4 x 5'6 (2.24m x 1.68m)
Useful, secure store room located at the rear of the parking bay under the block.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 981 years remaining
MAINTENANCE - We are advised current service charge circa £1200 pa, paid quarterly
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///soaks.fries.code

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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.