



14 Blyth Wood Park 20 Blyth Road

Bromley, BR1 3TN

£375,000 Leasehold EPC: Band C

 **Maguire Baylis**



Guide Price: £375,000 - £400,000. Maguire Baylis are delighted to offer for sale this impressive Ground Floor Apartment forming part of a well kept, private development, located just a short walk to Bromley town centre.

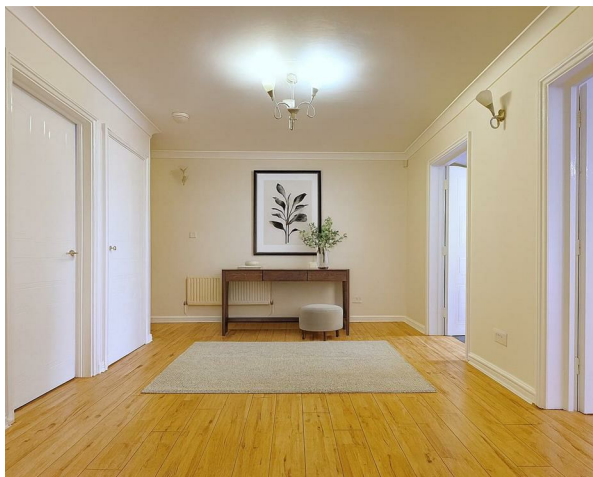
This exceptional ground floor apartment offers spacious accommodation extending to around 1,000 sq ft. The accommodation includes a superb 27ft living room opening directly onto a large 19ft balcony, creating a perfect space for entertaining or relaxing. The fitted kitchen includes a built-in oven and hob.

There are two generous double bedrooms, plus two modern shower rooms, along with a welcoming reception hallway providing a sense of space on arrival.

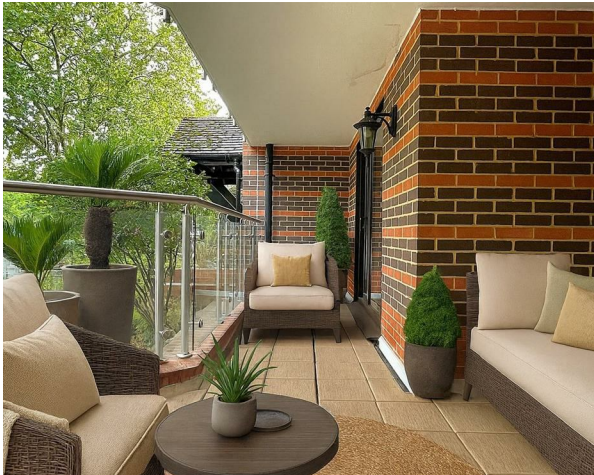
Residents enjoy beautifully maintained communal gardens and the benefit of secure underblock allocated parking.

Ideally located close to the town centre of Bromley town centre with its wide range of shops, restaurants and leisure facilities. Excellent transport links are also close by, with stations at Shortlands, Bromley North and Bromley South providing fast and frequent services into central London.

Offered to the market chain free, this is a great opportunity to secure a substantial apartment in a prime location.



- EXCEPTIONAL GROUND FLOOR APARTMENT
- SPACIOUS ACCOMMODATION OF AROUND 1000 Sq Ft
- TWO DOUBLE BEDROOMS ** TWO MODERN SHOWER ROOMS
- IMPRESSIVE 27' LIVING ROOM
- LARGE BALCONY TO FRONT
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- WELCOMING RECEPTION HALLWAY
- BEAUTIFULLY KEPT DEVELOPMENT WITH EXTENSIVE GARDENS
- SECURE ALLOCATED UNDERBLOCK PARKING
- SHORT WALK TO TOWN CENTRE ** CHAIN FREE SALE



Blyth Wood Park, BR1

Approximate Gross Internal Area :-
89 sq m / 958 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale

COMMUNAL HALL

RECEPTION HALLWAY

13'7" x 9'6" (4.15 x 2.9m)

A large and welcoming reception hallway with wood effect flooring; built-in storage cupboard housing water cylinders.

LOUNGE

27'1" x 7'9" (8.26 x 2.37m)

An impressive room featuring double glazed windows to front and rear, plus sliding doors leading to balcony; two radiators; wood effect flooring.

KITCHEN

13'6" x 6'4" (4.12 x 1.94m)

Double glazed window to side; fitted with a range of wood effect Shaker style wall and base units with worktops to two walls plus large fitted breakfast bar; inset sink unit; built-in gas hob with extractor hood over; electric oven; spaces for washing machine and fridge/freezer (washing machine to remain – purchased new 2025); cupboard housing Vaillant gas boiler.

BEDROOM 1

16'6" (into door recess) x 10'8" (5.04 (into door recess) x 3.26m)

Double glazed sliding door to balcony; wood effect flooring; fitted double wardrobe; radiator.

EN SUITE SHOWER

A modern and well appointed en suite featuring over-sized shower cubicle; pedestal wash basin; WC; fully tiled walls; heated towel rail; extractor fan.

BEDROOM 2

12'9" x 7'9" (3.89 x 2.37m)

Double glazed window to front; wood effect flooring; radiator.

SHOWER ROOM/WC

Modern suite comprising built-in shower cubicle; pedestal wash basin; WC; fully tiled walls; radiator; extractor fan.

PARKING

Secure underground parking, allocated space.

GARDENS

LEASE & SERVICE CHARGES

LEASE - approx 993 years remaining

SERVICE CHARGE - £3369.89 pa

GROUND RENT - £67 pa

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: liked.ruler.major

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.