



12 St. Pauls Square

Bromley, BR2 0XH

£1,750 Per Month **EPC: Band C**

 **Maguire Baylis**



Maguire Baylis are pleased to offer to let this bright and spacious two bedroom first floor purpose-built flat, enjoying a delightful position within a quiet close, yet situated just yards from the heart of Bromley town centre.

Providing well-proportioned accommodation of approximately 691 sq ft, the property is clean and well presented throughout and features a particularly generous lounge with large windows and direct access onto a private balcony. Further accommodation comprises a modern fitted kitchen, two good-sized bedrooms, bathroom with shower over the bath, and useful built-in storage.

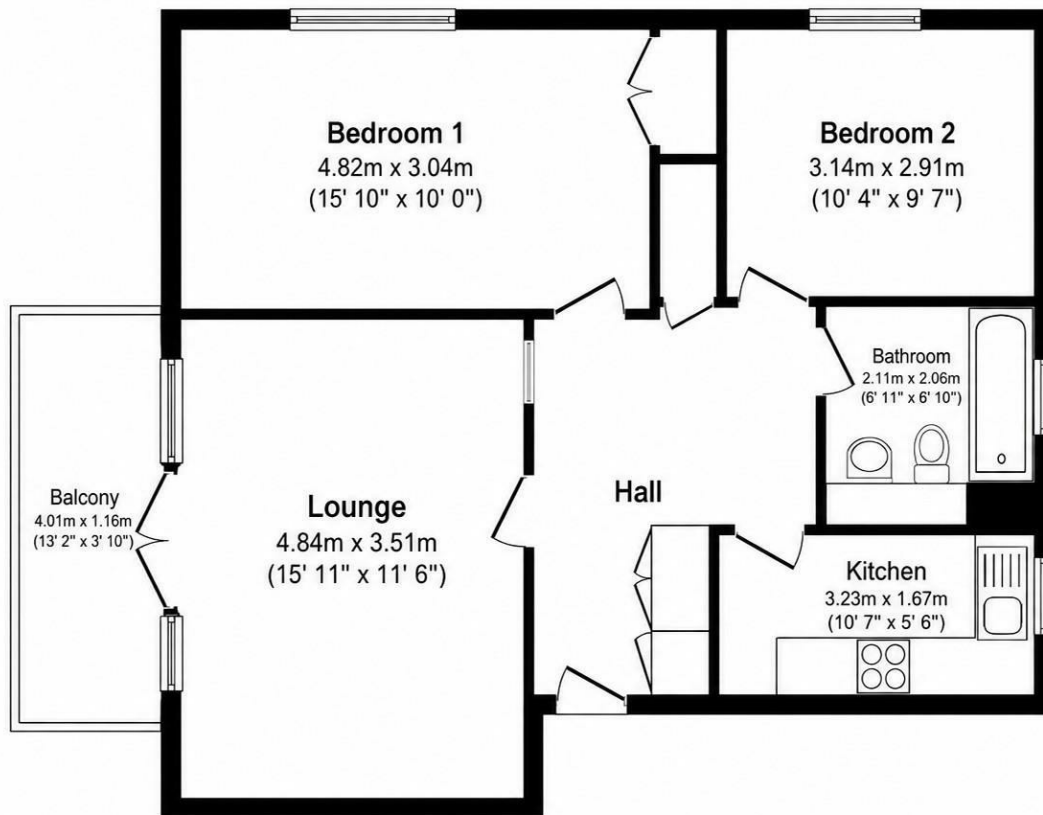
The location is a particular feature, providing an excellent combination of peace and convenience. Bromley town centre, with its extensive shopping, restaurant and leisure facilities, is moments away, whilst the attractive open spaces of Martins Hill Park are also nearby.

Excellent transport links are within walking distance, including Bromley North and Bromley South stations, with Shortlands station also easily accessible.

Offered unfurnished and available immediately.

- BRIGHT & SPACIOUS TWO BEDROOM FLAT
- FIRST FLOOR PURPOSE-BUILT PROPERTY
- GENEROUS LOUNGE WITH PRIVATE BALCONY
- MODERN FITTED KITCHEN
- MODERN BATHROOM WITH SHOWER OVER BATH
- APPROXIMATELY 691 SQ FT
- QUIET & SECLUDED CLOSE SETTING
- JUST YARDS FROM BROMLEY TOWN CENTRE
- EXCELLENT TRANSPORT LINKS NEARBY
- UNFURNISHED & AVAILABLE IMMEDIATELY





Total floor area 64.2 sq.m. (691 sq.ft.) approx



COMMUNAL HALL

Stairs to first floor.

HALLWAY

Built-in storage cupboards.

LOUNGE

Double glazed sliding doors to south-westerly facing balcony to front.

BALCONY

A large private balcony to front providing a sunny south-westerly aspect.

KITCHEN

Fitted with a range of modern white wall and base units, built-in oven and hob. Spaces for fridge/freezer and washing machine (note that these appliances are not included).

BEDROOM 1

Built-in double wardrobe.

BEDROOM 2

BATHROOM

Modern white three piece suite featuring bath with built-in shower over.

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///bless.radar.seat

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.