



31 High Gables 1 Scotts Ave  
Shortlands, Bromley, BR2 0NB  
**£295,000 Leasehold EPC: C**

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this spacious top (third) floor apartment, which is set within a well-maintained purpose built development, and enjoys a lovely south facing aspect offering a private balcony with a views towards Bromley.

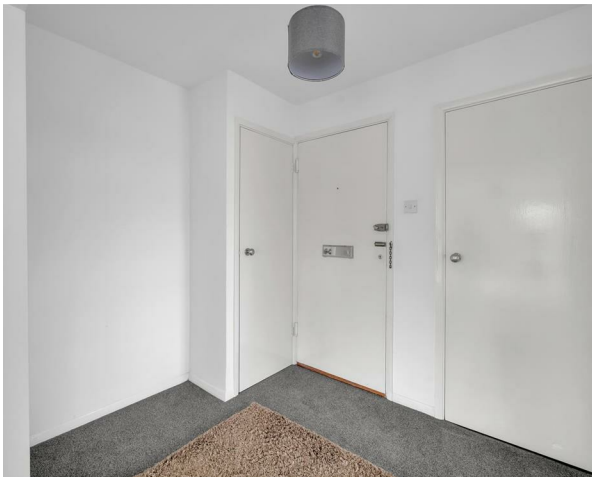
The generous living room opens onto the balcony, creating a bright and airy space. The separate fitted kitchen includes appliances, while the large double bedroom provides a useful built-in wardrobe. A newly-appointed bathroom includes a shower over the bath.

Ideally located, the property is a short walk from Shortlands Station and local shops, with Bromley and Beckenham both within easy reach. Additional benefits include a private garage and a lease of approx 180 years.

There are also some excellent outdoor recreational areas close by including the highly popular Beckenham Place Park - featuring events at The Mansion, the Courtyard, plus an outdoor swimming lake. Popular Queens Mead local park and Martins Hill are also just minutes walk from the property.

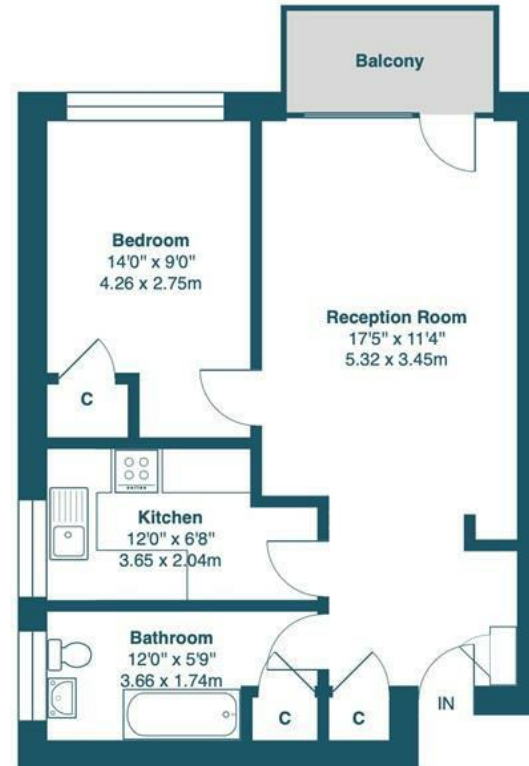
- TOP FLOOR BALCONY APARTMENT
- WELL KEPT GATED PURPOSE BUILT BLOCK
- CHAIN FREE SALE
- BRIGHT & SPACIOUS LIVING ROOM
- PRIVATE SOUTH FACING BALCONY WITH LOVELY VIEWS
- KITCHEN WITH APPLIANCES INCLUDED
- NEWLY APPOINTED BATHROOM SUITE
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- SHORT WALK TO SHORTLANDS MAIN LINE STATION & SHOPS
- PRIVATE GARAGE AT REAR





# Scotts Avenue, BR2

Approximate Gross Internal Area = 560 sq ft / 52.0 sq m



Third Floor



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 top (third) floor.

### **HALLWAY**

Two useful built-in storage/coats cupboards; open plan to living room.

### **LIVING ROOM**

Double glazed door and windows to balcony; electric radiator; door to bedroom.

### **BALCONY**

A private south facing balcony enjoying lovely views to the side towards Bromley.

### **KITCHEN**

Double glazed window to side enjoying views towards Bromley. Fitted range of units with appliances included.

### **BEDROOM**

Double glazed window to front; built-in wardrobe; electric radiator.

### **BATHROOM**

Double glazed window to side; newly appointed suite comprising bath with built-in shower over. Cupboard housing newly installed hot cylinder.

### **GARAGE/PARKING**

Single garage at rear. Gated visitors parking.

### **GARDENS**

Well kept communal grounds, mainly laid to lawn.

### **LEASE & MAINTENANCE**

LEASE - Recently renewed lease of approx 180 years

SERVICE CHARGE - Approx £1700pa

GROUND RENT - £55 pa

### **COUNCIL TAX**

London Borough of Bromley - Band C

### **LOCATION**

What3words: ///union.tracks.bunny



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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.