



35 Martins Road

Shortlands, Bromley, BR2 0EE

£300,000 Leasehold EPC: C

 Maguire Baylis



Maguire Baylis are delighted to offer for sale this impressive two double bedroom flat situated to the ground floor of a purpose built block, located within a highly popular and convenient road just yards from Shortlands station and local shops.

The property is presented in a modern and attractive style and includes features such as the fitted kitchen with built-in oven and hob, the spacious bathroom provides a well-appointed white suite with built-in shower over the bath. The good sized living room measures 15' x 11'. Overall, all rooms have large windows providing the flat with an abundance of light. The bedrooms are two good sized double rooms.

Additional benefits also include a large storage cupboard located just outside the front door plus a good sized storage shed outside, along with communal grounds.

Ideally located, the property provides fantastic convenience. Indeed, in addition to the nearby village amenities, Bromley town centre can be reached on foot via a pleasant walk through Queensmead Park in just 5/10 minutes. Beckenham is also within easy reach at around 2 miles away and, located just around the corner in Station Road, is the popular Shortlands Tavern pub.

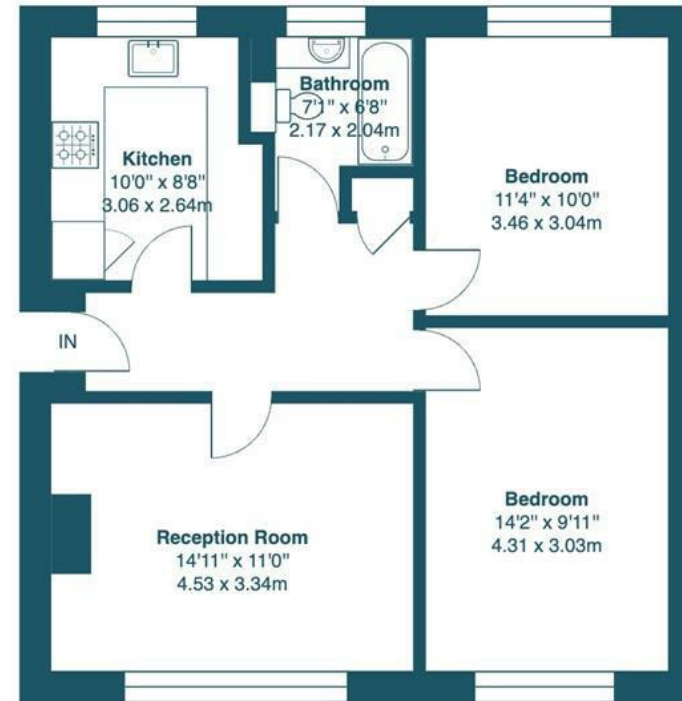
For those seeking recreation, the highly popular Beckenham Place park is close by offering country walks, events at The Mansion, plus an outdoor swimming lake. There are also several highly regarded schools close by including Valley Primary in Shortlands Village, The Harris Academy Primary, St Mark's and Highfield Infant/ Junior.

- BRIGHT & SPACIOUS GROUND FLOOR FLAT
- TWO GOOD SIZE DOUBLE BEDROOMS
- VILLAGE LOCATION - CLOSE TO SHORTLANDS STATION & SHOPS
- MODERN BATHROOM WITH SHOWER OVER BATH
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- SPACIOUS LOUNGE WITH FIREPLACE
- USEFUL ADDITIONAL STORAGE
- PETS PERMITTED WITHIN BLOCK



## Martins Road, BR2

Approximate Gross Internal Area = 658 sq ft / 61.1 sq m



Ground 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. No liability is accepted for any errors.

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## COMMUNAL HALLWAY

With useful private storage cupboard.

## ENTRANCE HALL

Tiled flooring to entrance and wood effect flooring to the main hallway; useful built-in storage/linen cupboard.

## LOUNGE

15' x 11' (4.57m x 3.35m)

Double glazed window to rear; feature fireplace with wooden surround and gas fire; wood effect flooring; shelved recesses.

## KITCHEN

10'1 x 8'8 (3.07m x 2.64m)

Double glazed window to front; fitted with a comprehensive range of wall and base units with solid wood worktops to three walls; inset Butler sink unit; stainless steel gas hob with extractor hood over; electric double oven; spaces for appliances; part tiled walls and splashbacks; vinyl flooring.

## BEDROOM 1

14'2 x 10' (4.32m x 3.05m)

Double glazed window to rear; radiator.

## BEDROOM 2

11'5 x 10' (3.48m x 3.05m)

Double glazed window to front; radiator.

## BATHROOM

Double glazed window to front; modern suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage units; concealed cistern WC; heated towel rail; vinyl flooring.

## COMMUNAL GARDENS

Well kept communal garden to rear, mainly laid to lawn. There is also an allocated private storage shed to the rear.

## LEASE & MAINTENANCE

LEASE - The vendors advise they are in the process of renewing the lease to allow a new lease of 125 years to be provided to the purchasers upon completion.

MAINTENANCE CHARGES - £1412.53 for the year 2024/2025

GROUND RENT - £10 pa.

## PARKING

On street. Residents parking permits required between Monday - Saturday, 12 - 2pm. These can be obtained at a cost of £80 per vehicle/per year.

## LOCATION

What3words: ///cares.life.minute

## COUNCIL TAX

London Borough of Bromley - Band C



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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.