



SHAY COURT

109

4 Shay Court 109 Elmers End Road

Beckenham, BR3 4SY

£1,900 Per Month EPC: C

 **Maguire Baylis**



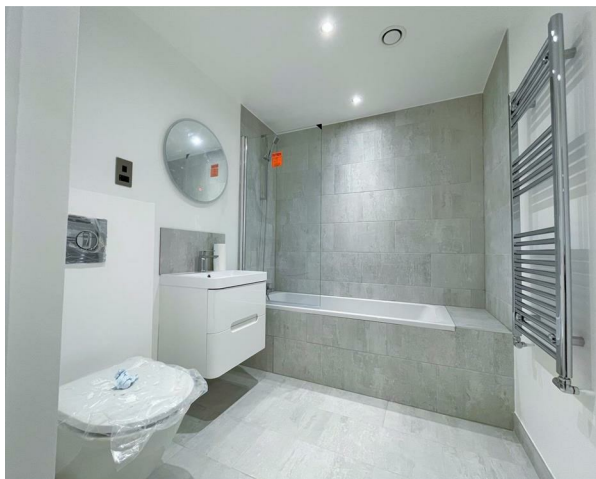
Shay Court is an exciting development of nine brand new, luxuriously appointed one and two bedroom apartments, ideally located close to the train and tram links at Birkbeck and Elmers End.

Exclusively available to rent, these fantastic apartments have been finished to exacting standards and provide such features as stylishly fitted kitchens with a full range of appliances, luxuriously appointed bathrooms, LED lighting; radiator central heating; large double glazed windows allowing light to flood in.

Flat 4 is situated to the ground floor and provides vast accommodation providing two large double bedrooms, two luxury bath/shower rooms, a bright and a huge open plan living room/kitchen.

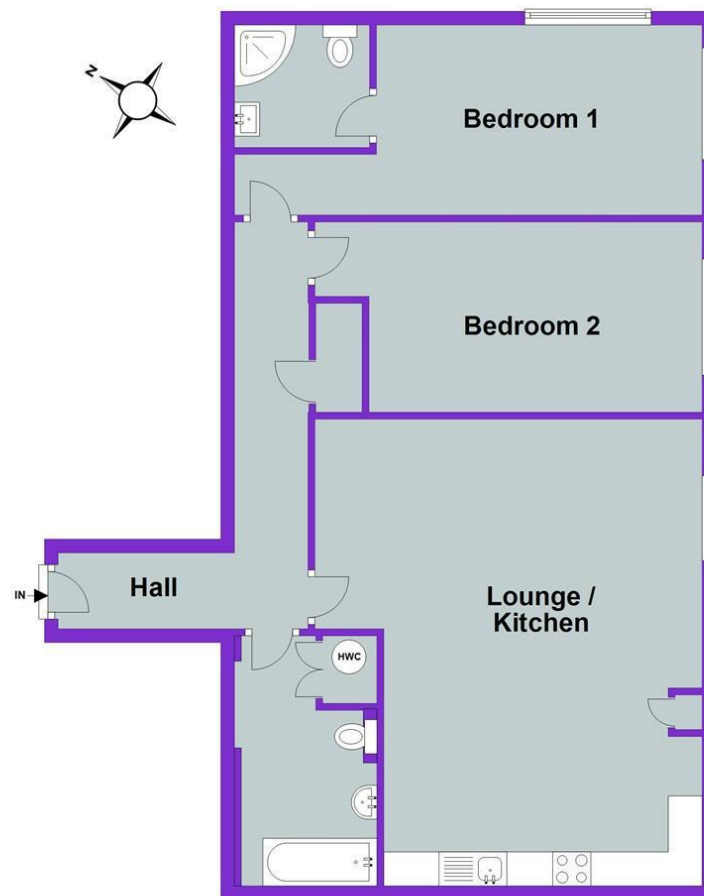
Shay Court is close by to a great range of useful local shops in Elmers End Road, plus with the amenities in Beckenham High Street, Crystal Palace within easy reach. For outdoor recreation, South Norwood country park and lake are just a short walk. Available early September.

- EXCLUSIVE BRAND NEW DEVELOPMENT
- FANTASTIC TWO BED/TWO BATHROOM APARTMENT
- GROUND FLOOR
- LUXURIOUSLY APPOINTED THROUGHOUT
- VAST OPEN PLAN LOUNGE/KITCHEN
- LUXURY BATHROOM PLUS EN SUITE SHOWER ROOM
- SUPER, HIGHLY CONVENIENT LOCATION
- CLOSE TO TRANSPORT LINKS
- AVAILABLE IMMEDIATELY - UNFURNISHED
- EPC - BAND C



Ground Floor

Approx. 90.2 sq. metres (970.6 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

COMMUNAL ENTRANCE

A large and welcoming communal hallway.

HALLWAY

Large built-in storage cupboard housing boiler and hot water cylinder.

OPEN PLAN LIVING ROOM/KITCHEN

22'3 x 18'6 (overall) (6.78m x 5.64m (overall))

An impressive room providing bright and spacious accommodation with a double glazed window to the side, plus a skylight roof window over the kitchen area allowing light to flood in. Kitchen area fitted with a comprehensive range of grey gloss wall and base units with worktops to two walls; built-in oven, hob and extractor hood; full range of appliances. Two radiators.

BEDROOM 1

15'8 (plus door recess) x 9'1 (4.78m (plus door recess) x 2.77m)

Double glazed windows to rear and side; radiator.

EN SUITE SHOWER

Well appointed luxurious suite comprising fitted shower cubicle; wash basin with built-in vanity storage under; concealed cistern WC; part tiled walls; fitted wall mirror with LED lighting; tiled flooring; heated towel rail; extractor fan.

BEDROOM 2

15'8 x 9'1 (4.78m x 2.77m)

Double glazed window to side; radiator.

BATHROOM

A spacious bathroom providing a luxuriously appointed suite comprising bath with shower fitting over; fitted wash basin with storage/vanity under; concealed cistern WC; part tiled walls; tiled flooring; fitted wall mirror with LED lighting; heated towel rail; extractor fan.

COUNCIL TAX

London Borough of Bromley – Band tba



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.