



5 Meopham Court 23 Beckenham Grove

Shortlands, BR2 0XL

£1,450 Per Month EPC: Band C

 **Maguire Baylis**



Set on the first floor of a well maintained purpose built block, this one bedroom apartment provides bright and spacious accommodation, an impressive open plan living room and delightful communal gardens.

The property is located within a favoured residential road, ideally placed being a short walk to Shortlands mainline station, and within close proximity to central Bromley which provides a vast array of shops including The Glades retail centre, plus numerous restaurants and bars. Beckenham town centre is also within easy reach.

Internally, the property provides the large open plan living room with a full width double glazed window to the front and further windows to the rear and side. The kitchen area is fitted with a range of white units and also features a built-in oven and hob. The good sized double bedroom also features a full width window and benefits from a built-in double wardrobe. The bathroom has been recently recently and features a brand new suite with shower over the bath.

Available immediately, unfurnished.

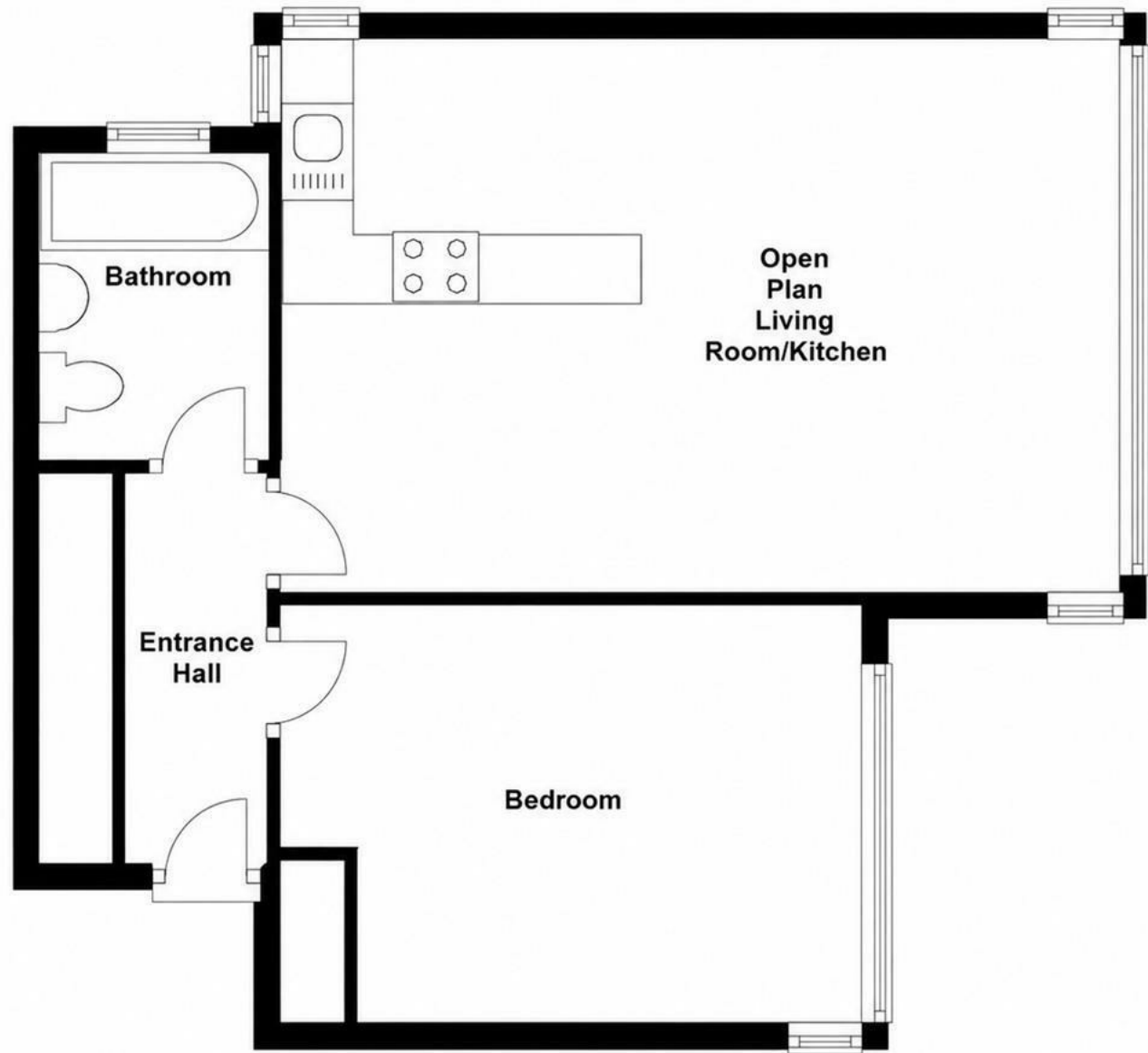
- SPACIOUS FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- LARGE OPEN PLAN LIVING ROOM/KITCHEN AREA
- RECENTLY RE-FITTED BATHROOM
- SHORT WALK TO SHORTLANDS STATION/SHOPS
- SOUGHT AFTER RESIDENTIAL ROAD
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- EPC - BAND C





First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



COMMUNAL HALLWAY

Stairs to first floor.

HALLWAY

Good range of built-in storage cupboards to one wall with useful overhead storage and housing pressurised water cylinder. Wood laminate flooring.

OPEN PLAN LIVING ROOM

20'4 x 13'2 (overall) (6.20m x 4.01m (overall))

An impressive room ideally suited to modern living, set out as a large L-Shaped lounge with dining area, opening onto fitted kitchen with breakfast bar.

LIVING AREA – Full width double glazed window to front, electric radiator, wood laminate flooring.

KITCHEN – Double glazed windows to rear/side, fitted with a range of wall and base units plus breakfast bar, fitted stainless steel sink, built-in electric oven & hob, fridge, dishwasher and washing machine.

BEDROOM

14'2 x 9'9 (4.32m x 2.97m)

Full width double glazed window to front, fitted double wardrobe, electric radiator.

BATHROOM

Double glazed window to side, recently re-fitted white suite comprising panelled bath with built-in shower over and fitted glass shower screen, pedestal wash basin, WC, tiled flooring, part tiled walls, shaver point, extractor fan.

GARDENS

Well kept communal grounds to front and rear, mainly lawned.

PARKING

Residents car parking. On street parking also available – unrestricted.

COUNCIL TAX

London Borough of Bromley - Band C.

LOCATION

What3words: ///smiles.swim.tent

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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.