4 High Gables 1 Scotts Avenue

Shortlands, Bromley, BR2 0NB

£255,000 Leasehold EPC: D

Maguire Baylis

Spacious One-Bedroom Balcony Apartment – Offered For Sale Chain Free

Guide Price: £255,000 - £275,000. Maguire Baylis are delighted to present to the market this spacious ground-floor apartment, which is set within a well-maintained purpose built development, and enjoys an elevated position at the rear, offering a private balcony with a pleasant outlook.

The generous living room opens onto the balcony, creating a bright and airy space. The separate fitted kitchen features integrated appliances, while the large double bedroom provides ample room for furnishings. A well-appointed bathroom includes a shower over the bath.

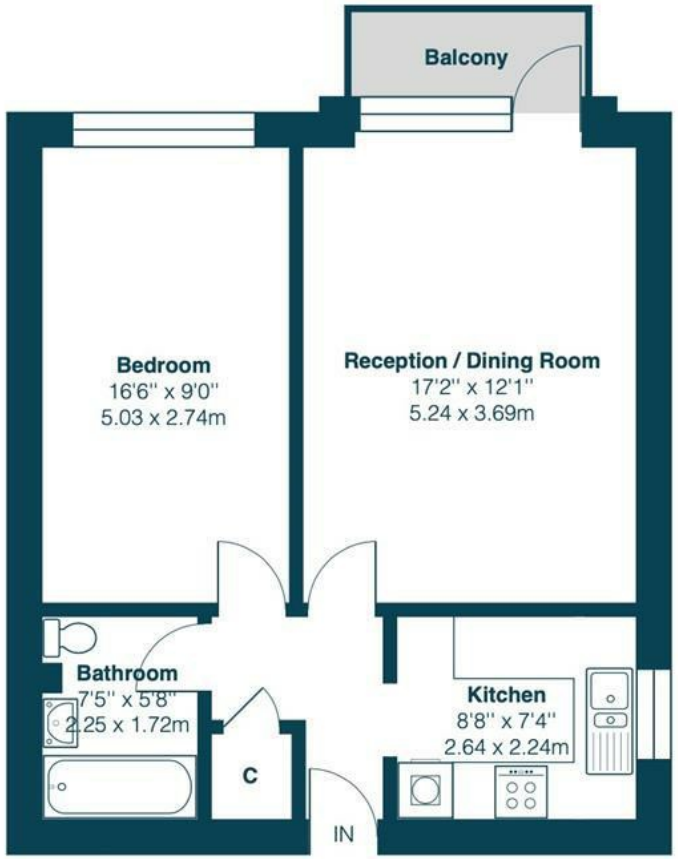
Ideally located, the property is a short walk from Shortlands Station and local shops, with Bromley and Beckenham both within easy reach. Additional benefits include a private garage and a lease of 161 years.

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.

- GROUND FLOOR BALCONY APARTMENT
- WELL KEPT PURPOSE BUILT BLOCK
- CHAIN FREE SALE
- SPACIOUS LIVING ROOM WITH BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM WITH SHOWER OVER BATH
- LARGE DOUBLE BEDROOM
- SHORT WALK TO SHORTLANDS STATION/SHOPS
- EASY REACH BOTH BROMLEY & BECKENHAM
- PRIVATE GARAGE

Scotts Ave, BR2

Approximate Gross Internal Area = 533 sq ft / 49.6 sq m



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Ground Floor

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.
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COMMUNAL HALLWAY

ENTRANCE HALL
Wood effect flooring; built-in airing cupboard housing hot water tank.

LOUNGE
16'6 x 12'2 (5.03m x 3.71m)
Double glazed windows to rear and door leading to balcony; wood effect flooring; radiator.

KITCHEN
8'10 x 7'4 (2.69m x 2.24m)
Double glazed window to side; fitted with a good range of modern white wall and base units with wood effect worktops to three walls; stainless steel sink; built-in electric oven and hob; extractor hood; integrated dishwasher and washing machine; fridge/freezer to remain.

BEDROOM
16'6 x 9' (5.03m x 2.74m)
Double glazed window to rear; radiator.

BATHROOM
Suite comprising bath with electric shower over; pedestal wash basin; WC; extractor fan; fully tiled walls; wood effect flooring; heated towel rail.

GARDENS
Well kept communal grounds, mainly lawn.

GARAGE
Single garage at rear.

LEASE & SERVICE CHARGES
LEASE - Currently 161 years remaining.
SERVICE CHARGE - approx £1750 pa
GROUND RENT - nil

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///joins.logic.jukebox

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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.