



173 Ravensbourne Avenue

Bromley, BR2 0BX

**£210,000 Leasehold EPC: D**

 **Maguire Baylis**





Guide Price: £210,000 – £230,000.

A spacious one bedroom first floor flat forming part of a small development, conveniently located just yards from Ravensbourne station.

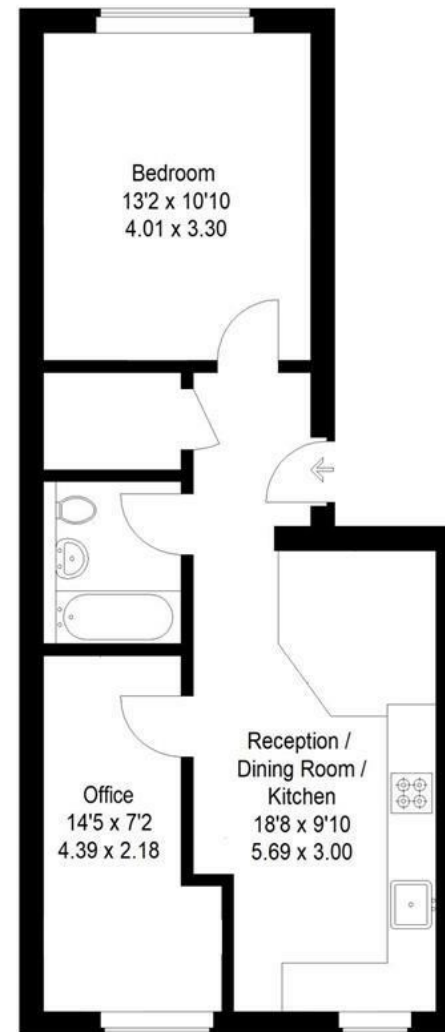
The property provides impressive accommodation which comprises a spacious open plan living room featuring a raised seating platform, plus large kitchen area with a great range of fitted units and space for a dining table. The bedroom is of a good, double size and features a useful built-in storage cupboard. The bathroom provides a bath with shower over and useful built-in cabinet storage.

An additional feature is the separate office, currently used as a single bedroom, ideal for those who work from home and require a separate room.

Ravensbourne Avenue is within a highly regarded and convenient residential area. It is just a few minutes walk from Ravensbourne station along with Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, the popular outdoor swimming lake. Shortlands station and local shops are also within reach on foot and both Bromley and Beckenham town centres are also easily accessible.

- FIRST FLOOR FLAT
- GOOD SIZE DOUBLE BEDROOM
- SEPARATE OFFICE ROOM
- OPEN PLAN LIVING ROOM/FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- HIGHLY CONVENIENT LOCATION
- JUST 'YARDS' FROM RAVENSBOURNE STATION
- EASY REACH BROMLEY & BECKENHAM TOWN CENTRES
- CLOSE TO BECKENHAM PLACE PARK
- EPC – BAND D





**First Floor**

Approximate Gross Internal Area  
526 sq ft / 48.9 sq m



### COMMUNAL HALLWAY

Stairs to first floor.

### LOBBY HALLWAY

Wood effect flooring; useful storage cupboard housing hot water tank.

### LIVING ROOM/KITCHEN AREA

18'8 x 10' (5.69m x 3.05m)

Double glazed window to rear; wood effect flooring with raised platform providing area for dining/seating; kitchen area fitted with a comprehensive range of fitted wall and base units with worktops to two walls; inset stainless steel sink unit; built-in electric oven and hob and extractor hood; spaces for appliances. Door to study room.

### OFFICE

16'6 (max) x 7'2 (narrowing to 5'6) (5.03m (max) x 2.18m (narrowing to 1.68m) )

Double glazed window to rear; wood effect flooring; wardrobes to remain.

### BEDROOM

13'1 x 10'9 (3.99m x 3.28m)

Double glazed window to front; wood effect flooring; built-in storage cupboard.

### BATHROOM

Suite comprising bath with mixer tap/shower attachment over; pedestal wash basin; WC; wood effect flooring; built-in wall storage cabinets; fitted wall mirror and shelving.

### LEASE & MAINTENANCE

LEASE - 125 years from December 1998. Approx 98 years remaining.

MAINTENANCE - Currently £190 per month to include central heating costs.

GROUND RENT - £10 pa

### PARKING

Residents car parking to front.

### COUNCIL TAX

London Borough of Bromley - Band B

### AGENTS NOTE

The property is currently let out with the tenants in occupation until August 2025.



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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.