Bishops Court 11 Mays Hill Road

Shortlands, Bromley, BR2 0HN

£640,000 Share of Freehold EPC: Band B

Maguire Baylis

Maguire Baylis are delighted to offer for sale this exceptional first floor apartment situated within one of Shortlands most prestigious developments and providing stunning three bedroom accommodation extending to over 1100 square feet.

Bishops Court was constructed in 2002 and comprises just six exclusive apartments, set within delightful mature grounds and accessed via electric security gates. The block is located within one of Shortlands most favoured roads - an attractive, tree-lined street providing much convenience being just a few minutes stroll to Shortlands main line station and local shops.

Internally, the property provides bright and spacious accommodation which comprises: a spacious I-shaped entrance hallway; impressive double aspect living room providing access to a large private south facing balcony to the front; master bedroom with Juliet balcony to the rear enjoying lovely views over the private gardens and across Shortlands valley, plus a well appointed en-suite shower room. There are two further double bedrooms - plus a further bathroom.

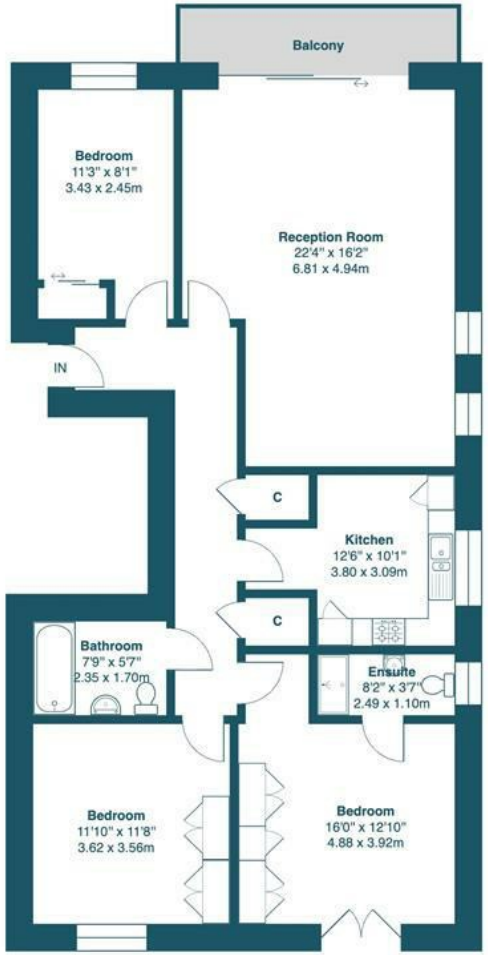
Outside, the flats enjoy use of delightful, mature gardens to the front and rear featuring numerous shrubs and trees - two of which are protected. There is also a garage to the rear, plus allocated parking within the development.

In addition to being just a few minutes from Shortlands station along with the local village shops, both the larger town centres at Bromley and Beckenham are within easy reach, offering a choice of shopping facilities - including The Glades retail centre in Bromley - plus a great selection bars and restaurants.

- EXCEPTIONAL FIRST FLOOR APARTMENT
- PRIVATE SOUTH FACING BALCONY
- IMPRESSIVE DOUBLE ASPECT LIVING ROOM
- FULLY FITTED KITCHEN
- THREE BEDROOMS
- TWO WELL APPOINTED BATH/SHOWER ROOMS
- EXCLUSIVE GATED DEVELOPMENT
- DELIGHTFUL COMMUNAL GARDENS
- SOUGHT AFTER ROAD/CLOSE TO STATION/SHOPS
- LIFT SERVICE ** CHAIN FREE SALE

Mays Hill Road, BR2

Approximate Gross Internal Area = 1111 sq ft / 103.2 sq m



First Floor

Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
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
Stairs and lift service to top (second) floor. cctv security coverage.

ENTRANCE HALL
A spacious, L-shaped hallway with a useful built-in storage cupboard plus further cupboard housing the pressurised hot water tank; video entry panel; alarm panel.

LIVING ROOM
An impressive room featuring large sliding doors leading to the covered balcony at the front; two further double glazed windows to the side.

BALCONY
A covered decked balcony to front enjoying a delightful southerly aspect overlooking the mature front gardens. Outside lighting.

KITCHEN
Double glazed window to side; fitted with a comprehensive range of Shaker style wall and base units with wood effect worktops to two walls; inset sink unit; built-in hob with extractor hood over; built-in double oven; integrated dishwasher; cupboard housing gas combi boiler; tiled flooring.

BEDROOM 1
Double glazed French doors opening onto Juliet balcony at rear with attractive views over Shortlands valley.; fitted wardrobes.

EN SUITE
Double glazed window to side; A well appointed suite comprising full width shower cubicle; fitted wash basin with vanity storage under; WC.

BEDROOM 2
Double glazed window to rear; fitted wardrobes.

BEDROOM 3
Double glazed window to front; fitted wardrobe.

FAMILY BATHROOM
A modern and well appointed three piece suite.

GARAGE/PARKING
Single garage at rear. Secure allocated parking space accessed via the electric gating to the front.

LEASE & SERVICE CHARGES
LEASE - Share of freehold with a lease of 125 years from 2001.
MAINTENANCE - Currently £140 per month

LOCATION
What3words: ///cages.libraries.mount

COUNCIL TAX
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104 Beckenham Lane
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The Property Ombudsman

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.