



8 Fresham House Durham Road

Bromley, BR2 0SG

£300,000 Share of Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market stunning first floor apartment, which has just been the subject of a complete refurbishment over recent years, providing bright and spacious one bedroom accommodation.

This super property forms part of a small private block which is situated within a highly popular and convenient residential road, being within easy reach of (just 0.6m) Bromley South station, plus all the High Street facilities, including the St Marks Square development and The Glades retail centre.

Internally, the property comprises: an entrance hallway with plenty of useful built-in storage; impressive double aspect living room; stylish fitted kitchen; bedroom with built-in double wardrobe; well-appointed bathroom suite with shower over bath.

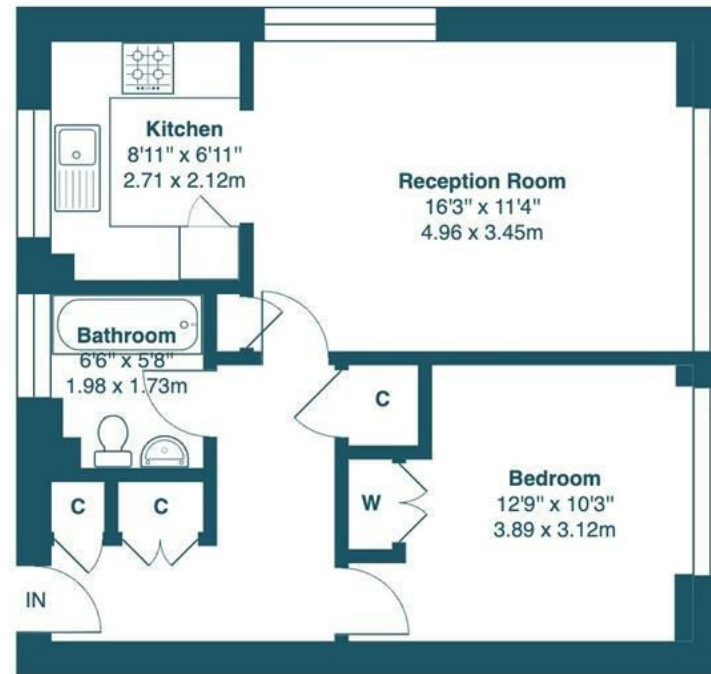
Outside, the block enjoys well maintained communal gardens, plus there is residents off street parking.

- STUNNING FIRST FLOOR APARTMENT
- BRIGHT & SPACIOUS THROUGHOUT
- DOUBLE ASPECT LIVING ROOM WITH POLISHED WOOD FLOORING
- STYLISH FITTED KITCHEN
- WELL APPOINTED BATHROOM ** BUILT-IN SHOWER OVER BATH
- PLENTY OF USEFUL BUILT-IN STORAGE
- PRIVATE GARAGE AT REAR ** RESIDENTS PARKING
- GREAT LOCATION ** CLOSE TO BROMLEY SOUTH & SHORTLANDS



Durham Road, BR2

Approximate Gross Internal Area = 531 sq ft / 49.3 sq m



 Maguire Baylis

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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025

COMMUNAL HALLWAY

With stairs to the first floor.

ENTRANCE HALLWAY

Featuring three useful built-in storage/costs cupboards; radiator; radiator; door intercom handset; original polished woodblock flooring.

LOUNGE

15'7 x 11'6 (4.75m x 3.51m)

A double aspect living room with double glazed windows to front and side; radiator; original polished woodblock flooring; wide opening to:

KITCHEN

8'10 x 7' (2.69m x 2.13m)

Kitchen fitted with a range of modern and stylishly appointed soft grey gloss units with wood effect worktops to three walls; built-in electric oven and gas hob with extractor hood over; inset sink unit; integrated fridge/freezer; tiled flooring; double glazed window to rear.

BEDROOM

12'5 x 10'2 (3.78m x 3.10m)

Double glazed window to front; built-in double wardrobe; radiator.

BATHROOM

Fitted with a stylishly appointed suite comprising bath with built-in shower over and fitted glass shower screen; fitted wash basin with integrated vanity storage under; WC; part tiled walls; tiled flooring; heated towel rail.

COMMUNAL GARDENS

Well maintained communal gardens to front and rear, mainly lawn.

PARKING/GARAGE

Private single garage at rear. Residents parking within the development, not allocated.

LEASE & MAINTENANCE

LEASE - 999 years from 25/03/2013. Share of Freehold

SERVICE CHARGE - £1200 pa

GROUND RENT - nil

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///zeal.aims.emerge



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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.