58 Mill Vale

Shortlands, Bromley, BR2 0EW

£400,000 Leasehold - Share of Freehold EPC: D

Maguire Baylis

Maguire Baylis are delighted to present to the market this fantastic ground-floor maisonette, one of just two properties within a single building, offering spacious two-bedroom accommodation with direct access to a private south-west-facing rear garden.

Nestling at the end of this popular cul-de-sac, the property is located in an incredibly convenient spot within a short stroll of the vibrant town centre of Bromley with shops, bars, restaurants, cinema, theatre and leisure centre and with Shortlands Village just across the park. Bromley South, Shortlands and Bromley North stations are within easy walking distance and buses run closeby.

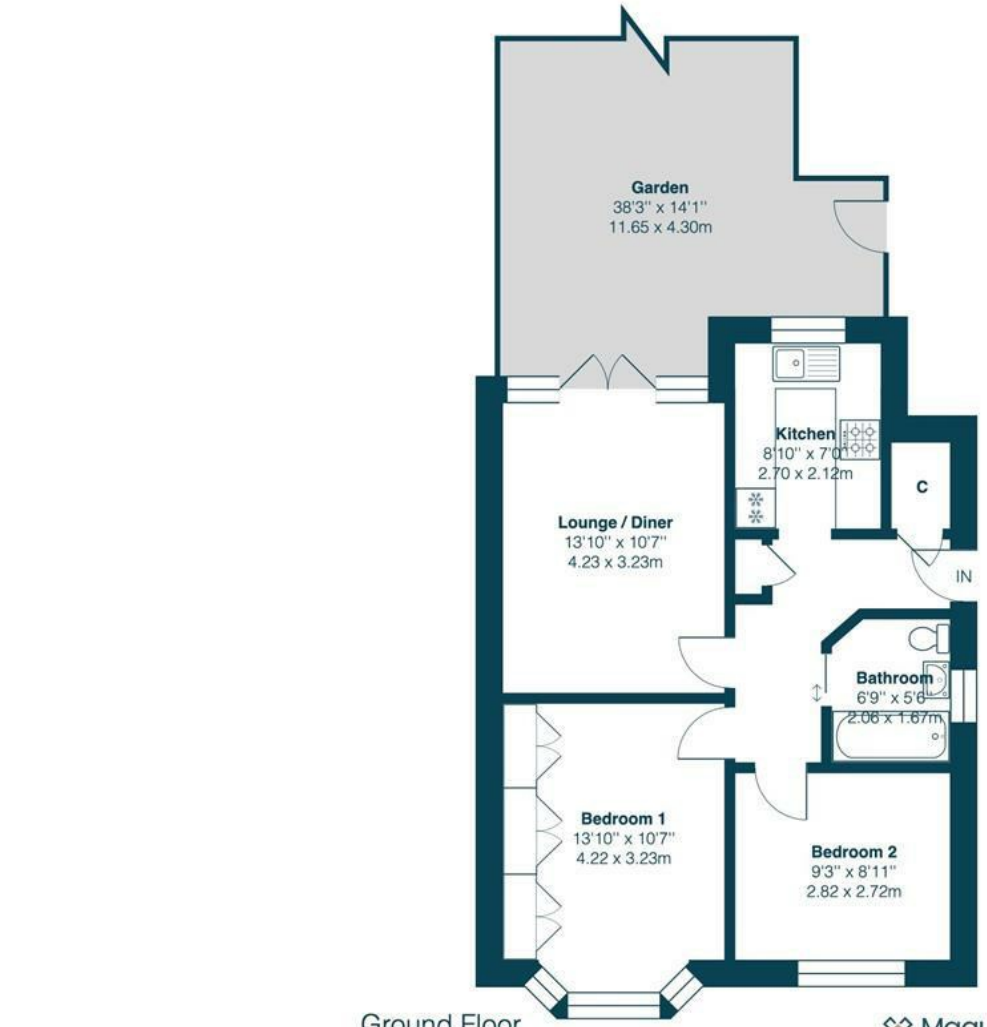
The maisonette is sold with a Share of Freehold and boasts gas central heating, double glazing and good accommodation including a lounge with glazed doors opening onto the patio and garden to the rear, well fitted kitchen with built-in oven and hob, two bedrooms and a modern white bathroom/w.c.

Outside are private gardens to the front and rear, the latter laid mainly to lawn with raised stone patio and timber shed.

- DELIGHTFUL GROUND FLOOR MAISONETTE
- PRIVATE SOUTH-WEST FACING GARDEN
- TWO GOOD SIZE BEDROOMS
- SPACIOUS LIVING ROOM WITH DOORS TO GARDEN
- MODERN & STYLISHLY APPOINTED KITCHEN
- BATHROOM WITH SHOWER OVER THE BATH
- LOVELY PEACEFUL CUL DE SAC LOCATION
- YET JUST 'YARDS' FROM THE TOWN CENTRE
- POPULAR QUEENSMEAD PARK AT END OF ROAD
- EASY REACH BROMLEY SOUTH/BROMLEY NORTH & SHORTLANDS STATIONS

Mill Vale, BR2

Approximate Gross Internal Area = 593 sq ft / 55.1 sq m



Ground Floor

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.
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ENTRANCE PORCH
Covered entrance to side with outside light.

HALLWAY
Part glazed front door; deep built-in storage cupboard plus further built-in shelved cupboard; radiator.

LOUNGE
13'10 x 10'7 (4.22m x 3.23m)
Double glazed French doors and windows to rear leading to garden; wood flooring; radiator.

KITCHEN
9' x 6'10 (2.74m x 2.08m)
Double glazed window to rear; fitted with a good range of attractive Shaker style wall and base units with worktops to three walls; inset ceramic sink; stainless steel gas hob with extractor hood over plus built-in electric oven; integrated dishwasher; tiled flooring; wall mounted combi boiler.

BEDROOM 1
13'10 x 9'1 (to wardrobes) (4.22m x 2.77m (to wardrobes))
Double glazed bay window to front; fitted range of wardrobes to one wall; radiator; picture rails.

BEDROOM 2
9'3 x 9' (2.82m x 2.74m)
Double glazed window to front; radiator; picture rails.

BATHROOM
Double glazed window to side; fitted with a modern suite comprising paneled bath with mixer tap and rain shower head over; inset wash basin with vanity storage under; WC; fully tiled walls and tiled flooring; radiator.

GARDEN
approx 37' (approx 11.28m)
Gardens to front and rear. The attractive private rear garden providing a sunny south-westerly aspect. Mainly laid to lawn with paved patio terrace; timber shed; side gate.

COUNCIL TAX
London Borough of Bromley - Band C

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 958 years remaining.
MAINTENANCE - Shared as & when.
GROUND RENT - n/a

PARKING
On street. Residents parking permits required between Monday - Saturday 12 - 2pm. These can be obtained at a cost of £80 per year/per vehicle.

LOCATION
What3words: ///even.bond.people

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The Property Ombudsman
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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.