4 Broadwater 114a Bromley Road

Beckenham, BR3 5NU

£400,000 Share of Freehold EPC: Band B

Maguire Baylis

Guide Price: £400,000 - £425,000. Maguire Baylis are pleased to present this superb first floor apartment, forming part of an attractive modern development of just seven flats and offered to the market with the benefit of a chain free sale.

The property provides bright and spacious accommodation throughout, with particular emphasis on the impressive double aspect living room which enjoys excellent natural light and opens directly onto a private south-facing balcony overlooking the well-maintained communal grounds. A fully integrated fitted kitchen is thoughtfully arranged and finished to a high standard, complementing the living space perfectly.

There are two generous double bedrooms, including a principal bedroom with en suite shower room, together with a separate modern bathroom serving the remainder of the accommodation.

Externally, the development is set within attractive landscaped gardens and benefits from gated private parking, providing both security and convenience.

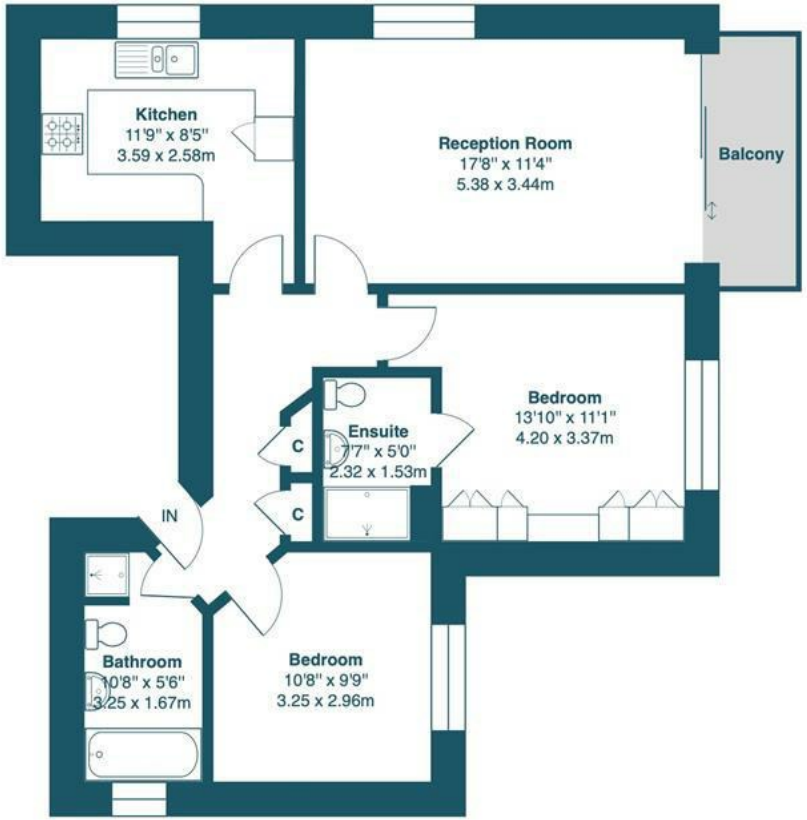
The location is a key feature, being just yards from a range of local shops and amenities, whilst also offering easy access to Beckenham High Street with its excellent selection of restaurants, cafés and leisure facilities. Beckenham Junction station and tram services are also within easy reach, providing excellent transport links into Central London and beyond.

A superb apartment in a highly convenient location, ideal for professionals, downsizers or buy-to-let investors alike.

- SUPERB FIRST FLOOR APARTMENT
- DOUBLE ASPECT LOUNGE WITH PRIVATE SOUTH FACING BALCONY
- TWO DOUBLE BEDROOMS ** TWO BATH/SHOWER ROOMS
- FULLY INTEGRATED FITTED KITCHEN
- MODERN BLOCK OF JUST SEVEN FLATS
- ATTRACTIVE WELL MAINTAINED GARDENS
- GATED PRIVATE PARKING
- GREAT LOCATION - JUST YARDS FROM LOCAL SHOPS
- EASY REACH BECKENHAM HIGH STREET & STATION
- CHAIN FREE SALE

Bromley Road, BR3

Approximate Gross Internal Area = 761 sq ft / 70.7 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 HALL
Stairs and lift service to first floor.

HALLWAY
Two built-in storage cupboards; video entryphone handset.

LOUNGE
Double glazed sliding doors leading to balcony at rear; double glazed window to side.

BALCONY
Private balcony at rear overlooking the communal gardens and providing a sunny southerly aspect.

KITCHEN
Double glazed window to side. Fitted with a comprehensive range of units with fully integrated appliances. Cupboard housing gas combi boiler.

BEDROOM 1
Double glazed window to rear; fitted range of wardrobes and dressing table to one wall.

EN SUITE SHOWER
With full width shower enclosure; wash basin & WC.

BEDROOM 2
Double glazed window to rear.

BATHROOM
Double glazed window to side; four piece suite with bath and separate built-in shower enclosure.

GARDENS
Attractive and well kept communal gardens to the rear.

PARKING
Secure parking accessed via electric gates, private allocated space to the rear - no. 4.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 103 years remaining
SERVICE CHARGES - Currently £3065.13 pa

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///search.woven.origin

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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.