# 5 Bladon Court 5 Beckenham Grove

Bromley, BR2 0JW

**£350,000 Leasehold EPC: C**

Maguire Baylis

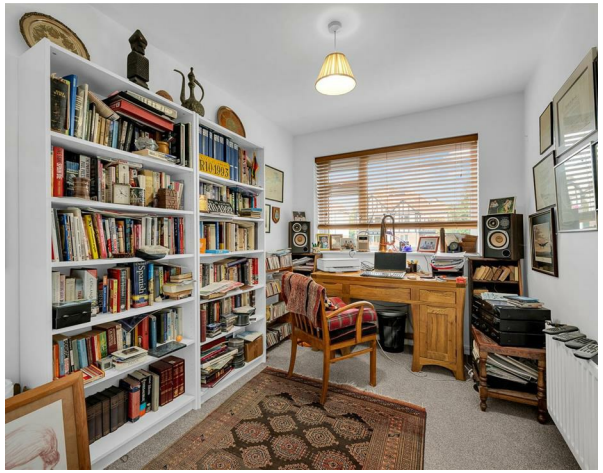
Guide Price: £350,000 - £375,000. Maguire Baylis are delighted to present to the market this well-proportioned two double bedroom apartment set on the first floor of a popular residential block, quietly positioned along this leafy and highly regarded road in Shortlands.

The accommodation includes a spacious living room measuring around 6m x 4.35m, together with a separate fitted kitchen complete with built-in oven and hob. There are two good sized double bedrooms, plus a bathroom/WC.

The property, which is offered for sale on a chain free basis, enjoys attractive, well-maintained communal grounds and also benefits from a private garage located to the rear.

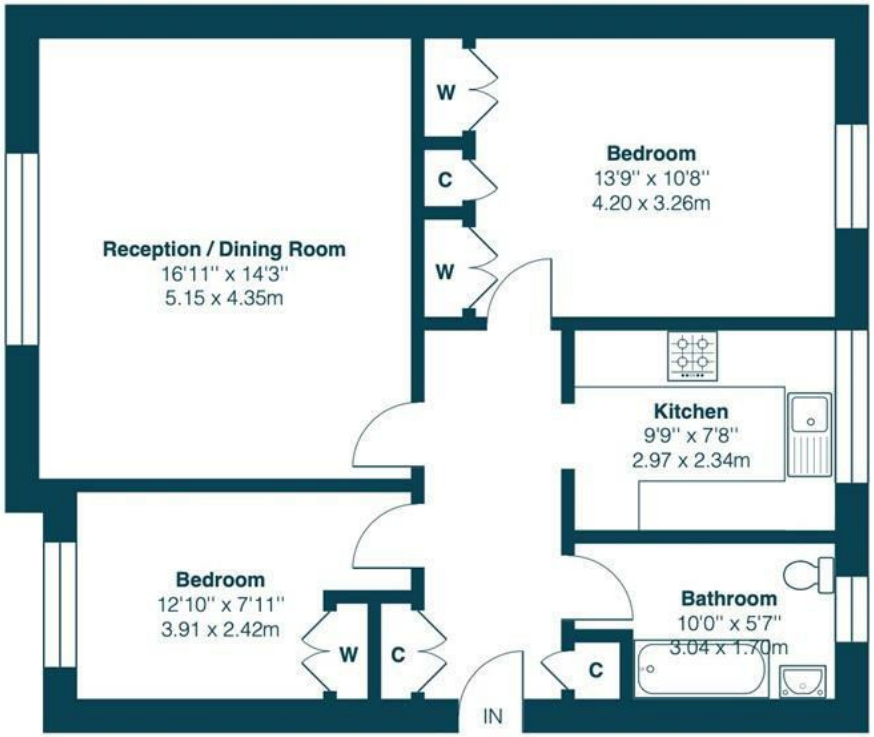
Perfectly placed for commuters, the property is within just a few minutes' walk of Shortlands Station, with its fast services into London Victoria and Blackfriars, whilst Beckenham Place Park is also close by providing extensive open green space and leisure facilities.

- SPACIOUS FIRST FLOOR APARTMENT
- TWO GOOD SIZED DOUBLE BEDROOMS
- LARGE LIVING ROOM (APPROX. 6M X 4.35M)
- SEPARATE FITTED KITCHEN WITH OVEN & HOB
- BATHROOM/WC - SHOWER OVER BATH
- WELL-KEPT COMMUNAL GARDENS
- PRIVATE GARAGE AT REAR
- HIGHLY REGARDED SHORTLANDS LOCATION
- JUST MINUTES FROM SHORTLANDS STATION & LOCAL SHOPS
- CHAIN FREE SALE



# Bladon Court, BR2

Approximate Gross Internal Area = 762 sq ft / 70.8 sq m

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First Floor

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.
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**COMMUNAL HALLWAY**
Stairs to first floor.

**ENTRANCE HALLWAY**
A welcoming and spacious entrance hall with useful built-in storage cupboard; radiator.

**LOUNGE**
Double glazed window to front; radiator.

**KITCHEN**
Double glazed window to rear; fitted with a comprehensive range of wall and base units with wood effect worktops to three walls; inset sink unit; built-in gas hob with extractor over; electric double oven; vinyl flooring; wall mounted gas boiler.

**BEDROOM 1**
Double glazed window to rear; radiator; range of built-in wardrobes to one wall.

**BEDROOM 2**
Double glazed window to front; radiator; built-in wardrobe.

**BATHROOM**
Double glazed window to rear; suite comprising bath with shower over and fitted glass shower screen; fitted wash basin; WC; tiled walls and flooring.

**GARAGE/PARKING**
Private garage at rear; additional residents off street parking within the grounds, not allocated.

**LEASE & MAINTENANCE**
LEASE - 189 Years from 25 March 1966. 129 years remaining.
SERVICE CHARGE - Currently £1439.48
GROUND RENT - nil

**COUNCIL TAX**
London Borough of Bromley - Band C

**LOCATION**
What3words: ///sailor.images.baked

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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.