

Flat C 3 Turpington Lane

Bromley, BR2 8JA

£1,100 Per Month **EPC: Band C**

Maguire Baylis







A first floor apartment forming part of a large converted residence located within a popular residential location, with local shops and bus routes on the doorstep and providing access to the town centres at Bromley and Petts Wood.

The property provides compact but flexible accommodation and, in its currently configuration, provides two bedrooms with kitchen/diner also being used as an open plan living space.

The accommodation comprises the Kitchen/living space, plus two separate rooms, and modern shower room/wc. There is an entrance hallway which benefits from useful storage space.

Features of the property also include residents parking at the front, a large and secluded communal garden.

Available immediately. We are advised no pets are permitted in the block.

- FIRST FLOOR CONVERSION FLAT
- COMPACT BUT FLEXIBLE ACCOMMODATION
- ONE/TWO BEDROOMS
- KITCHEN/DINER/LIVING ROOM
- MODERN SHOWER ROOM
- ALLOCATED PARKING SPACE
- ATTRACTIVE COMMUNAL GARDENS
- GREAT LOCATION - CLOSE TO SHOPS
- AVAILABLE IMMEDIATELY

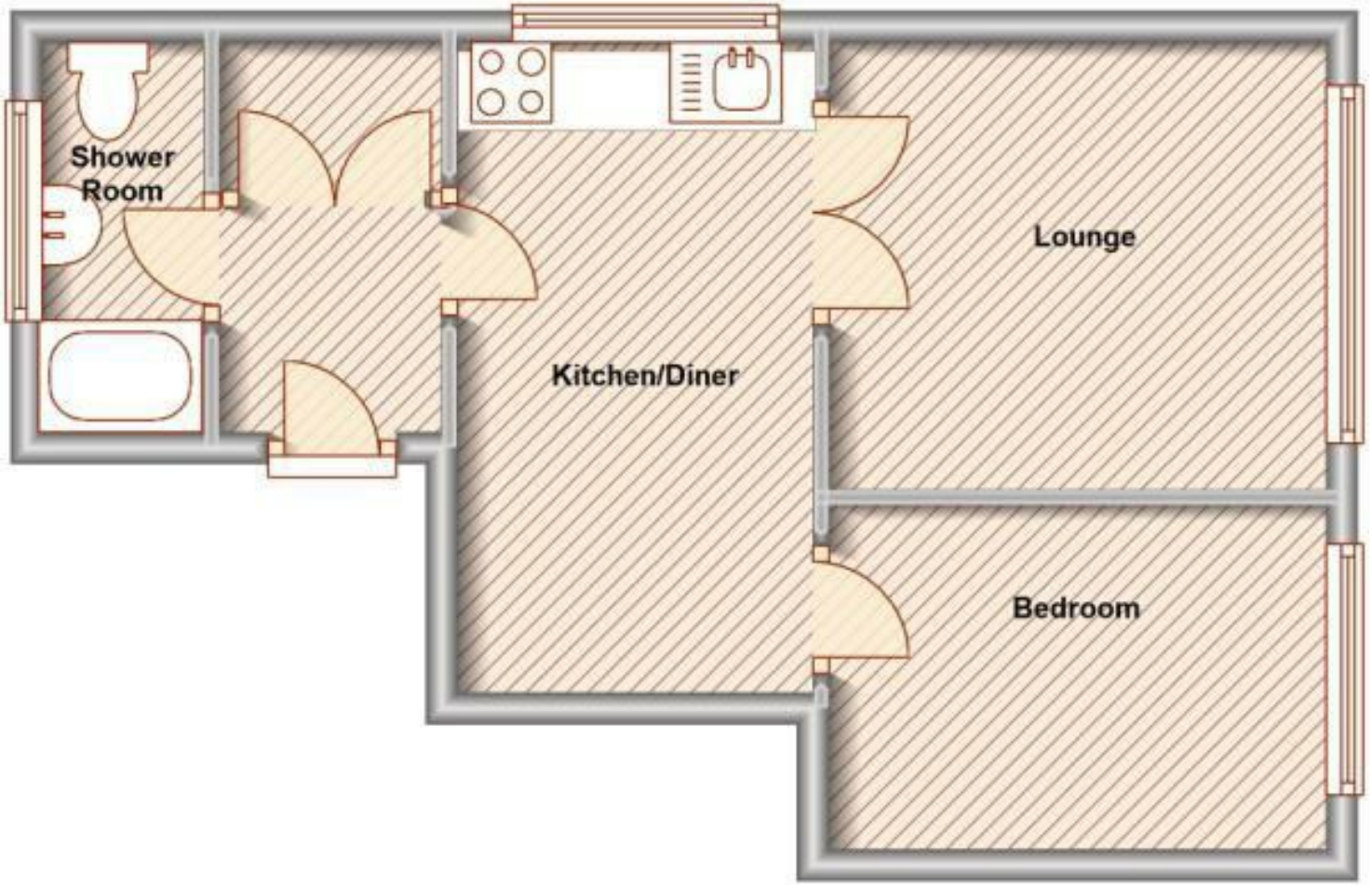




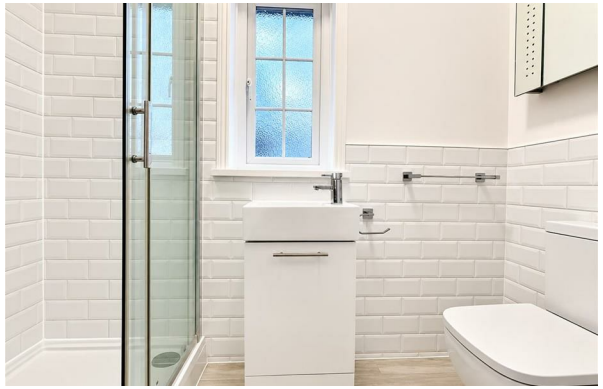


First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 30.1 sq. metres (323.7 sq. feet)





COMMUNAL HALLWAY
Stairs to first floor.

ENTRANCE HALL
Useful built-in storage cupboard housing hot water tank; worktop with washing machine under; further wall storage; wood effect flooring.

KITCHEN/DINER/LIVING
12'8 x 7'10 (3.86m x 2.39m)
Currently being used as a compact living room/kitchen. Double glazed window to side; fitted wall and base units to one wall; inset stainless steel sink; built-in electric oven and hob; fridge/freezer; dishwasher; wood effect flooring.

LOUNGE/BEDROOM
10' x 9' (max) (3.05m x 2.74m (max))
Double glazed window to rear; electric heater; mirror fronted wardrobe.

BEDROOM
10'2 x 5'10 (widening to 7') (3.10m x 1.78m (widening to 2.13m))
Double glazed window to rear; electric heater; wood effect flooring.

SHOWER ROOM
A modern and well appointed suite with double glazed window to front; suite comprising full width fitted shower cubicle; wash basin; WC; part tiled walls; heated towel rail.

PARKING
Allocated parking space to front. Further parking available on street, unrestricted.

COMMUNAL GARDENS
A large and attractive communal garden to the rear for all residents to enjoy.

COUNCIL TAX
London Borough of Bromley - Band B

LOCATION
What3words: ///vanish.major.pumps

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952 #1
office@maguirebaylis.com
www.maguirebaylis.com

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.