



1 Wrights Court Jefferson Place

Trinity Village, Bromley, BR2 9FX

£325,000 Leasehold EPC: Band C

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this stunning ground floor apartment, located within a gated part of the sought after Trinity Village development, offering impressive and beautifully presented accommodation extending to nearly 700 sq ft.

The property provides a wonderful sense of space throughout, enhanced by high ceilings and excellent natural light. A particular feature is the superb open plan living room, complete with an attractive curved feature wall that creates both character and flow to the room. The well appointed kitchen is fully integrated and thoughtfully designed with a comprehensive range of fitted units and built-in appliances, blending style with practicality.

The generous double bedroom benefits from fitted wardrobes and enjoys direct access to the luxurious 'Jack & Jill' bathroom, which is beautifully appointed with a four-piece suite including separate shower and bath, finished to a high standard.

Further benefits include allocated private parking, a long lease of approximately 139 years remaining, and the significant advantage of being offered to the market chain free.

Well situated, just over a mile from Bromley South Station and town centre with its abundance of shops, bars and restaurants. Under a mile to Bickley Station and is well connected with local bus routes going to Orpington and Petts Wood stations.

This exceptional apartment would make an ideal first time purchase, downgrade or investment opportunity, and internal viewing comes highly recommended.

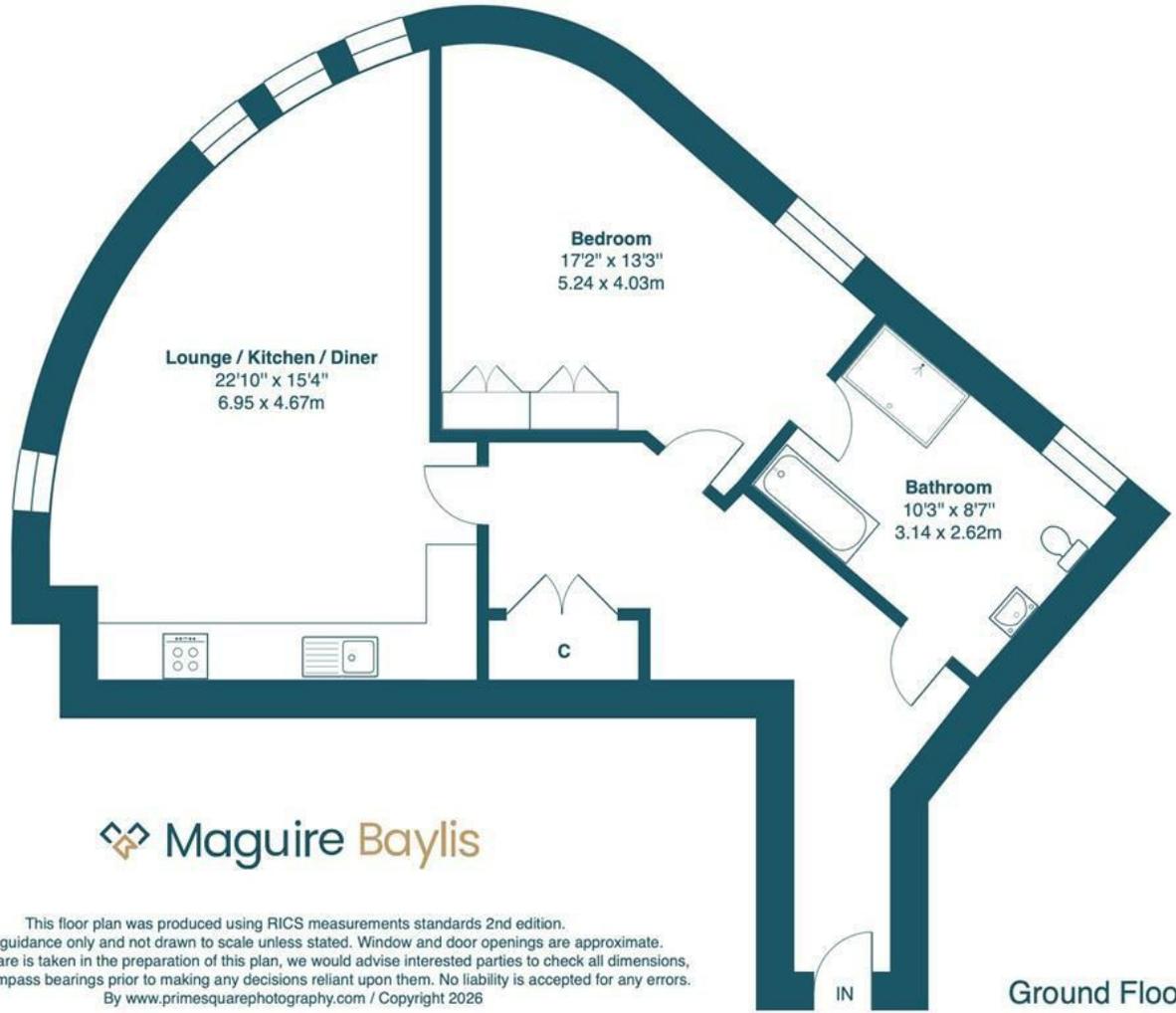


- STUNNING GROUND FLOOR APARTMENT WITHIN GATED DEVELOPMENT
- IMPRESSIVE ACCOMMODATION OF 692 Sq Ft
- 23' OPEN PLAN LIVING ROOM WITH CURVED FEATURE WALL
- WELL APPOINTED FULLY INTEGRATED KITCHEN
- DOUBLE BEDROOM WITH FITTED WARDROBES
- HIGH CEILINGS THROUGHOUT ADDING WONDERFUL SENSE OF SPACE
- LUXURIOUS 'JACK & JILL' BATHROOM WITH FOUR PIECE SUITE
- ALLOCATED PRIVATE PARKING ADJACENT TO FLAT
- LEASE OF 139 YEARS ** CHAIN FREE SALE



Jefferson Place, BR2

Approximate Gross Internal Area = 692 sq ft / 64.3 sq m



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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 HALLWAY

ENTRANCE HALL

A spacious hallway featuring Amtico flooring; useful built-in double storage cupboard.

OPEN PLAN LIVING ROOM/KITCHEN

A stunning room featuring high ceilings and four large windows to rear front and side; panelled feature wall; kitchen fitted with a range of stylishly appointed units and a full complement of integrated appliances.

BEDROOM

Double glazed window to side; range of recently fitted wardrobes to one wall; feature panelled wall. Door to:

'JACK & JILL' BATHROOM

With access from both the hallway and bedroom. Featuring a luxuriously appointed four piece suite. Double glazed window to side.

PARKING

Allocated parking space adjacent to the flat.

LEASE & MAINTENANCE

LEASE - approx 139 years remaining
SERVICE CHARGE - Currently £1500 pa
GROUND RENT - £300 pa

LOCATION

What3words: ///frost.events.smiles

COUNCIL TAX

London Borough of Bromley - Band C



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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.