



6 Combe Dene 25 Cumberland Road

Shortlands, Bromley, BR2 0PJ

£1,550 Per Month EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to present to let this bright and spacious top floor apartment located within a desirable residential road within walking distance of Bromley South station.

This super property, which is offered to rent unfurnished and available immediately, provides well planned accommodation which comprises: lounge and separate fitted kitchen; two double bedrooms – the master with built-in wardrobes; bathroom with shower over the bath, plus a separate wc.

Combe Dene is set on the corner of Cumberland Road and Highfield Drive, within an attractive tree-lined residential road within easy reach of Bromley town centre with great transport links to London (fast trains to Victoria in 17 minutes), plus numerous shopping, eating and entertainment facilities.

The flat provides attractive views to the front, rear and side, allowing much light to flood in. The lounge features a south facing aspect plus a small balcony to the rear overlooking the attractive communal garden.

- BRIGHT & SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- BATHROOM & SEPARATE WC
- USEFUL BUILT-IN STORAGE
- COMMUNAL GARDENS
- SUPER RESIDENTIAL ROAD
- EASY REACH BROMLEY SOUTH & SHORTLANDS
- AVAILABLE IMMEDIATELY ** UNFURNISHED



Second Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

COMMUNAL HALLWAY

Stairs to top (second) floor.

ENTRANCE HALLWAY

Three built-in storage cupboards; radiator. Double doors leading to lounge.

LOUNGE

16'1 x 13'2 (4.90m x 4.01m)

Double glazed French doors to rear leading to small balcony; double glazed window to rear; radiator; brick fireplace surround; door to kitchen.

KITCHEN

9'1 x 9'1 (2.77m x 2.77m)

Double aspect with windows to rear and side; fitted with a range of modern white Shaker style wall and base units with worktops to two walls; inset sink unit; built-in electric oven and hob; washing machine & fridge/freezer; tiled flooring; part tiled walls; radiator. Dresser unit to remain.

BEDROOM 1

12'6 x 11'6 (plus door recess) (3.81m x 3.51m (plus door recess))

Double glazed window to front; radiator; built-in double wardrobe.

BEDROOM 2

11'2 x 9'2 (3.40m x 2.79m)

Double glazed window to front; radiator.

BATHROOM

Double glazed window to side; suite comprising bath with mixer tap and shower attachment over; pedestal wash basin; radiator; part tiled walls; built-in wall cabinet.

SEPARATE WC

Double glazed window to side; WC; fitted wash basin.

COMMUNAL GARDENS

Large communal garden to rear, mainly laid to lawn.

PARKING

Residents parking to front, first come first served. There is also unrestricted parking in Highfield Drive on the left hand side of the road.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///dive.likely.prep



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

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



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.