19 Blyth Wood Park Blyth Road

Bromley, BR1 3TN

£425,000 Share of Freehold EPC: Band C

Maguire Baylis

Guide Price: £425,000 - £450,000. Maguire Baylis are delighted to present this impressive two-bedroom luxury apartment, forming part of an exclusive development, ideally positioned within easy reach of Bromley town centre and its excellent transport links.

Offering over 1,000 sq ft of beautifully presented accommodation, this second-floor apartment has been finished to a high standard throughout and provides a wonderful sense of light and space. At its heart is an exceptional 27ft reception room, offering ample space for both comfortable seating and formal dining, with direct access onto a generous covered balcony - perfect for relaxing or entertaining throughout the year.

The separate contemporary kitchen is well-appointed with an extensive range of fitted units, granite work surfaces and a selection of integrated appliances. Both bedrooms are excellent doubles, both enjoying fitted wardrobes - whilst the principle bedroom features a stylish en suite bathroom and direct access to the balcony, while the second bedroom is also generously proportioned. A beautifully appointed shower room completes the accommodation.

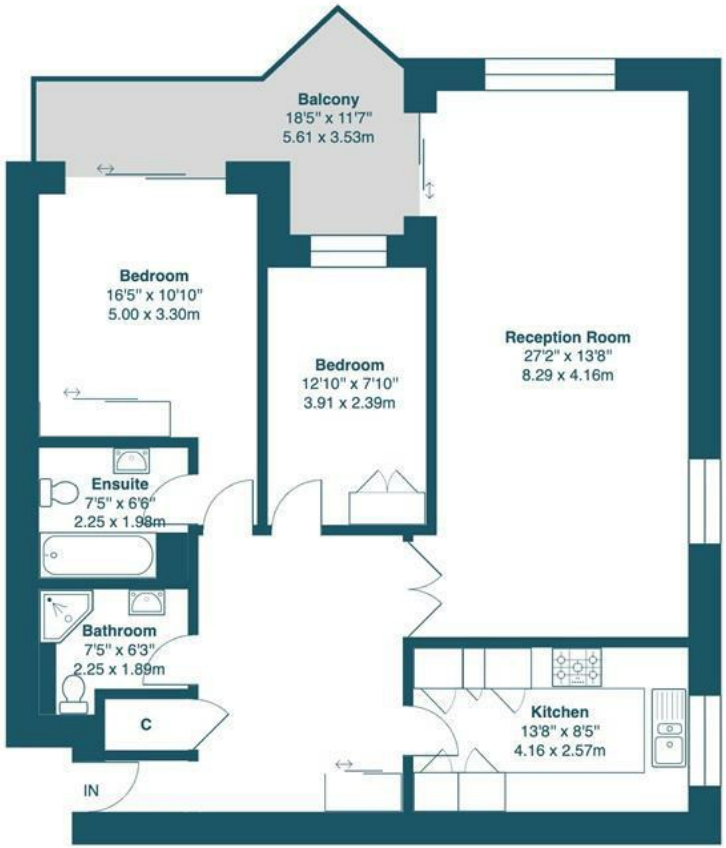
Residents of this prestigious development benefit from secure entry, lift access, beautifully maintained communal gardens and secure gated undercroft parking, together with the convenience of a highly sought-after location.

Ideally situated on the edge of Bromley town centre, the property is within a short walk of an excellent range of shops, restaurants, cafés and leisure facilities, together with Bromley South station, providing fast and frequent services into London Victoria. The nearby open spaces of Church House Gardens and local parks further enhance the appeal of this superb home.

- IMPRESSIVE SECOND FLOOR LUXURY APARTMENT
- OVER 1,000 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION
- EXCEPTIONAL 27FT LIVING / DINING ROOM
- LARGE COVERED BALCONY ACCESSED FROM THE LIVING ROOM & PRINCIPAL BEDROOM
- TWO DOUBLE BEDROOMS - BOTH WITH FITTED WARDROBES
- EN-SUITE BATHROOM PLUS LUXURY SHOWER ROOM
- MODERN FITTED KITCHEN WITH GRANITE WORK SURFACES
- SECURE GATED UNDERCROFT RESIDENTS' PARKING
- LIFT ACCESS, ENTRY PHONE SYSTEM & ATTRACTIVE COMMUNAL GROUNDS
- WALKING DISTANCE TO BROMLEY TOWN CENTRE & TRANSPORT LINKS

Blyth Road, BR1

Approximate Gross Internal Area = 1003 sq ft / 93.2 sq m



Second 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 HALLWAY
Stairs & lift service to second floor.

RECEPTION HALL
A welcoming and impressive space with polished tiled flooring, fitted double coat/storage cupboard, further built-in cupboard housing water tanks.

LIVING ROOM
A stunning room with windows to front and side and sliding doors leading to the covered private balcony, fitted wall mirrors, USB sockets

BALCONY
Private covered balcony with an attractive outlook to the front of the block, tiled flooring, glass balustrades, outside light.

KITCHEN
Fitted with a comprehensive range of modern white wall and base units with polished granite worktops to three walls; integrated appliances comprising oven & hob, larder fridge, freezer, filtered drinking water tap.

BEDROOM 1
Sliding door to front leading to balcony, fitted wardrobe with mirror fronted sliding doors, USB sockets.

EN SUITE BATHROOM
A luxuriously appointed suite featuring bath with wall mounted mixer taps and shower handspray attachment over, concealed cistern WC, wash basin set on sculpted feature plinth with integrated mixer taps and mirror over, integrated display recesses with feature lighting,.

BEDROOM 2
Window to front, fitted wardrobe.

SHOWER ROOM
Well appointed suite comprising corner shower cubicle, WC, fitted wash basin with storage under.

COMMUNAL GARDENS
Extensive and well maintained communal grounds to rear with large area of lawn, mature beds and border, further wooded area with seating.

PARKING
Secure underground parking accessed via remote electric gates. Allocated space plus visitors parking.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of approx 991 YRS
MAINTENANCE - £3500 pa

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: hands.shells.squad

AGENTS NOTE
Buyers should be aware that, under the terms of the lease, no pets are permitted within Blyth Wood Park.

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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.