



10 Whitley Court 84 Westmoreland Road

Bromley, BR2 0QT

**£225,000 Leasehold EPC: C**

 **Maguire Baylis**





Guide Price: £225,000 - £250,000. Maguire Baylis are delighted to offer for sale this bright and spacious top floor apartment - ideally positioned for easy access to Bromley South station and the excellent range of shopping, leisure and dining facilities available within Bromley High Street, this well-presented property represents an excellent opportunity for first-time buyers or investors alike.

The apartment offers a generous living room, a fitted kitchen complete with built-in oven and hob, and a good-sized double bedroom featuring built-in wardrobes. The bathroom is fitted with a white suite including a shower over the bath.

Externally, the property benefits from well-kept communal gardens and secure allocated parking to the rear. There are also local shops nearby, and South Hill Woods and other open green spaces are within easy reach - ideal for outdoor recreation.

Offered to the market chain free, this is a great opportunity to secure a smart, conveniently located home in a highly sought-after area.

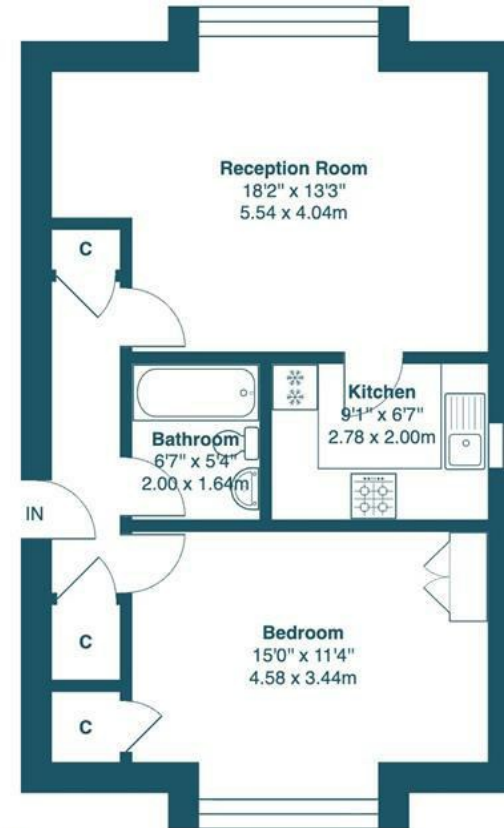
- TOP FLOOR APARTMENT
- ONE GOOD SIZE BEDROOM WITH BUILT-IN WARDROBES
- SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- BATHROOM WITH SHOWER OVER THE BATH
- SECURE ALLOCATED PARKING AT REAR
- WELL KEPT COMMUNAL GARDENS
- SUPER LOCATION - EASY ACCESS TO BROMLEY SOUTH
- USEFUL LOCAL SHOPS CLOSE BY
- NEARBY GREEN SPACES INCLUDING SOUTH HILL WOODS





## Westmoreland Road, BR2

Approximate Gross Internal Area = 559 sq ft / 52.0 sq m



 Maguire Baylis

Second 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 second floor.

## HALLWAY

Built-in storage cupboard plus additional cupboard housing electric boiler (boiler installed new 2024) and hot water tank; radiator; intercom handset.

## LOUNGE

Double glazed window to front; radiator; low level eaves storage; door to:

## KITCHEN

Skylight window to side; fitted range of wall and base units with worktops to three walls; inset sink unit; built-in gas hob with extractor hood; electric oven; washing machine and fridge/freezer to remain; vinyl flooring; part tiled walls.

## BEDROOM

Double glazed dormer window to rear; built-in mirror fronted wardrobe; further built-in shelved storage cupboard; radiator.

## BATHROOM

Suite comprising panelled bath with mixer tap/shower attachment and glass shower screen; pedestal wash basin; WC; extractor fan; fully tiled walls; vinyl flooring.

## COMMUNAL GARDENS

Large and well kept communal gardens.

## PARKING

Allocated parking space at rear approached via electric gates.

## LEASE & MAINTENANCE

LEASE - approx 95 years remaining

SERVICE CHARGES - £2030 pa

GROUND RENT - £120

## COUNCIL TAX

London Borough of Bromley - Band E

## LOCATION

What3words: ///fantastic.fancy.author

## ADDITIONAL INFORMATION

The property had a new electric boiler installed in 2024; plus new double glazed windows in 2025 with a 10 year guarantee.



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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.