

1 Eden Apartments 9 Beckenham Lane

Shortlands, Bromley, BR2 0AT

£375,000 Leasehold EPC: Band B

Maguire Baylis







Guide Price: £375,000 - £400,000.

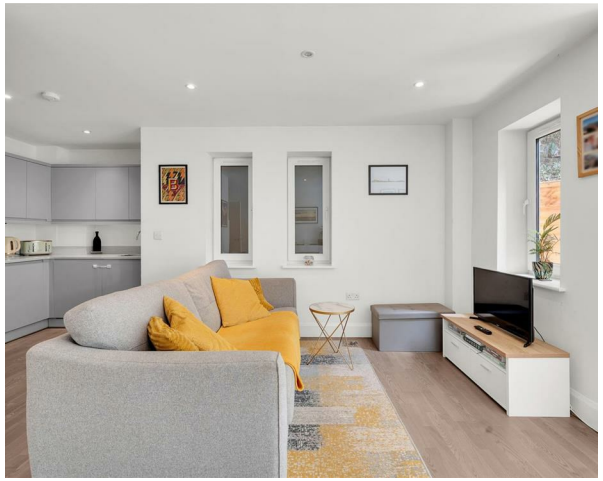
Maguire Baylis are delighted to present this Modern Ground Floor Apartment with Private Patio | Two Bedrooms | Two Bathrooms | Allocated Parking

Situated within a stylish, purpose-built block constructed just five years ago, this smart ground floor apartment offers spacious and well-designed accommodation in a highly convenient location. The development comprises just eight flats and features attractive communal gardens and allocated parking.

The property includes a generous open-plan living space with a sleek, fully fitted kitchen and direct access to a private rear patio – ideal for outdoor dining or relaxation. There are two good-sized double bedrooms, with the main bedroom benefiting from an en suite shower room, plus a separate modern bathroom.

Perfectly placed for easy access to Bromley town centre, the property is just a short stroll from The Glades shopping centre and a wide range of cafés, restaurants and amenities. Excellent transport links are also close by, with Bromley North, Bromley South and Shortlands stations all within easy reach.

- GROUND FLOOR APARTMENT
- PRIVATE PATIO AT REAR
- SPACIOUS OPEN PLAN LIVING ROOM
- MODERN & STYLISH FULLY FITTED KITCHEN
- TWO WELL APPOINTED BATHROOMS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- ATTRACTIVE COMMUNAL GARDENS
- HIGH COVENIENT LOCATION
- CLOSE TO TOWN CENTRE & SHORTLANDS SHOPS/STATION

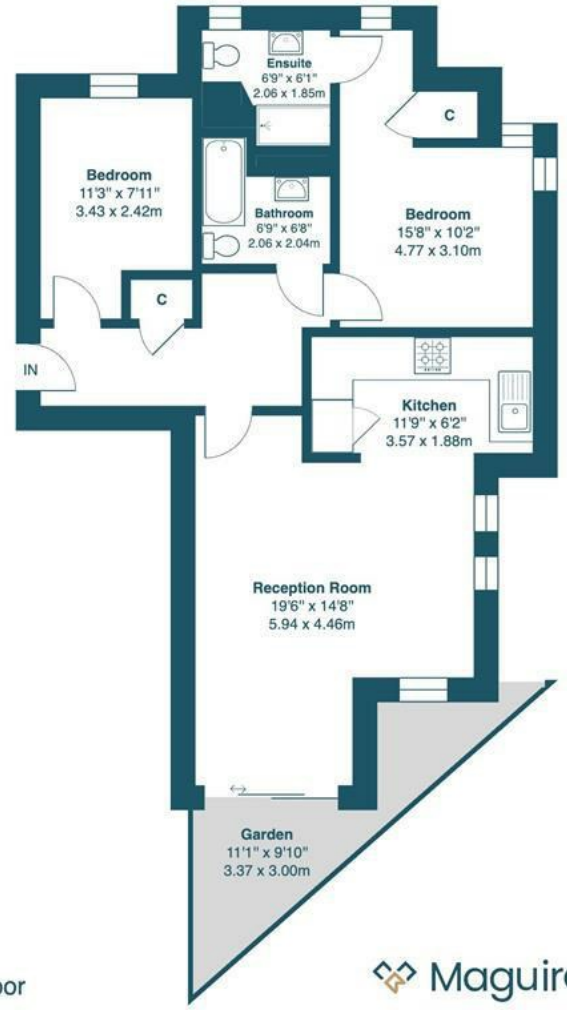






Beckenham Lane, BR2

Approximate Gross Internal Area = 718 sq ft / 66.7 sq m



Ground Floor

Maguire Baylis

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

ENTRANCE HALLWAY
Wood effect flooring; bult-in coats/storage cupboard; radiator.

LIVING ROOM
18'8 x 14'7 (max overall) (5.69m x 4.45m (max overall))
Double glazed sliding doors leading to private patio at rear; double glazed windows rear and side with built-in blinds; radiator; wood effect flooring; open plan to:

KITCHEN AREA
11'8 x 6'2 (3.56m x 1.88m)
Fitted with a comprehensive range of stylishly appointed wall and base units with Quartz worktops to three walls; range of integrated appliances comprising fridge/freezer, washer/dryer, dishwasher, bulit-in oven and hob.

BEDROOM 1
15' (narrowing to 9'4) x 10'1 (4.57m (narrowing to 2.84m) x 3.07m)
Double glazed windows to front and side with built-in blinds; radiator; built-in wardrobe; door to:

EN SUITE SHOWER
Double glazed window to front; modern and well appointed suite comprising over-sized shower cubicle; fitted wash basin with vanity storage under; WC; fully tiled walls and flooring; heated towel rail; wall mirror; underfloor heating.

BEDROOM 2
11'3 x 7'11 (3.43m x 2.41m)
Double glazed window to front with built-in blinds; radiator.

BATHROOM
Modern and well appointed suite comprising panelled bath with built-in shower over; fitted wash basin with vanity storage under; WC; fully tiled walls and flooring; underfloor heating.

PRIVATE PATIO
11' x 9'9 (irregular shape) (3.35m x 2.97m (irregular shape))
A private paved patio to the rear which enjoys a sunny south-easterly aspect and offers complete seclusion; outside light.

PARKING
Allocated parking space to front. There are also visitor spaces and an car charging point.

COMMUNAL GARDEN
A delightful communal garden to the rear, mainly laid to lawn. Ideal for residents to enjoy.

LEASE & MAINTENANCE
LEASE - approx 118 years remaining
MAINTENANCE - Currently £2100 pa
GROUND RENT - £350.00

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///dreams.nuns.joke

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104 Beckenham Lane
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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.