



Flat 4 46 Cambridge Road

Bromley, BR1 4EA

£250,000 Leasehold EPC: D

 **Maguire Baylis**



Guide Price: £250,000 - £275,000. Occupying the entire top floor of an attractive period conversion, this bright and spacious flat enjoys windows to all four aspects, creating a wonderfully light and airy feel throughout.

The accommodation includes a generous double bedroom, a large double-aspect lounge, and a 17' fitted kitchen. The property also features a well-proportioned bathroom, plenty of built-in storage and the additional benefit of loft space.

Enjoying a pleasant setting overlooking the green, the flat is superbly located just yards from local shops and Sundridge Park station, while Bromley town centre is within easy reach. Residents' parking is available to the rear.

Offered chain free, this property presents an excellent opportunity for first time buyers, investors or those seeking a well-connected home in a desirable location.

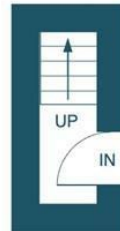
- BRIGHT & SPACIOUS CONVERSION FLAT
- ONE DOUBLE BEDROOM
- ACCOMMODATION OVER ENTIRE TOP FLOOR
- 17' KITCHEN ** LARGE BATHROOM
- DOUBLE ASPECT LOUNGE
- PLENTY OF BUILT-IN STORAGE PLUS LARGE LOFT SPACE
- GREAT SETTING OVERLOOKING THE GREEN
- RESIDENTS PARKING AT REAR
- JUST 'YARDS' FROM LOCAL SHOPS & SUNDRIDGE PARK STATION
- EAST REACH BROMLEY TOWN CENTRE



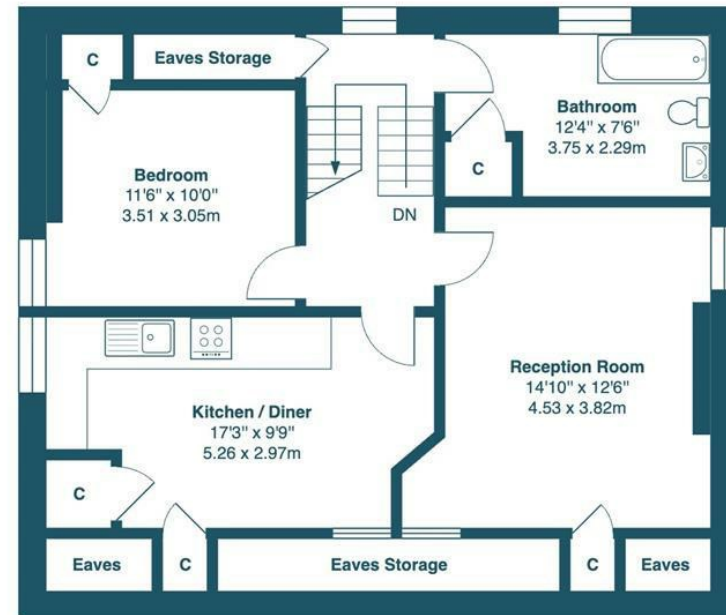
Cambridge Road, BR1

Approximate Total Area = 816 sq ft / 75.8 sq m

 Maguire Baylis



First Floor



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 ENTRANCE

Original front entrance with Victorian mosaic porch flooring; stairs to first floor.

ENTRANCE HALLWAY

Split-level entrance hallway with stairs to top floor; sash window to rear; useful built-in eaves storage cupboard; access to loft space (loft with retractable ladder, light and boarded for storage).

LOUNGE

14'10 x 12'8 (plus recess) (4.52m x 3.86m (plus recess))
Double aspect with windows to front and side; radiator; built-in eaves storage.

KITCHEN

17'3" x 10'0" (max overall) (5.26m x 3.05m (max overall))
Double aspect with sash windows to front and side; fitted worktops to two walls with inset sink unit; wall and base units; vinyl flooring; radiator; built-in eaves storage; wall mounted gas boiler; cupboard housing hot water cylinder.

BEDROOM

11'5 x 10' (3.48m x 3.05m)
Window to side; radiator; built-in eaves storage.

BATHROOM

12'3 x 7'6 (3.73m x 2.29m)
Sash window to rear; suite comprising bath, pedestal wash basin, WC. Built-in storage/linen cupboard; radiator.

COMMUNAL GARDEN

Well kept communal garden to rear.

PARKING

Plenty of residents parking to rear, each flat has two spaces assigned, however the spaces are not allocated.

LEASE & MAINTENANCE

LEASE - Share in Freehold with a lease of 958 years remaining
MAINTENANCE - Share four ways as & when.
GROUND RENT - n/a

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///blues.thigh.cowboy



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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.