



42a Martins Road

Bromley, BR2 0EF

£300,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £300,000 – £325,000. Maguire Baylis are delighted to offer for sale this impressive three-bedroom ground floor flat, positioned on a highly popular and convenient road just moments from Shortlands station, local shops and the ever-popular Shortlands Tavern.

Beautifully presented, the property enjoys a modern, attractive interior with a bright and airy feel throughout. The living room is a generous space measuring 15'3 x 12', while the contemporary fitted kitchen includes a built-in oven and hob. The stylish shower room has also been updated to a high standard. All rooms benefit from large windows, ensuring excellent natural light. Accommodation comprises a double bedroom plus two good-sized single rooms.

Further advantages include a large private storage cupboard located just outside the front door, in addition to a useful external storage shed and access to an outdoor residents' washing line within the communal grounds.

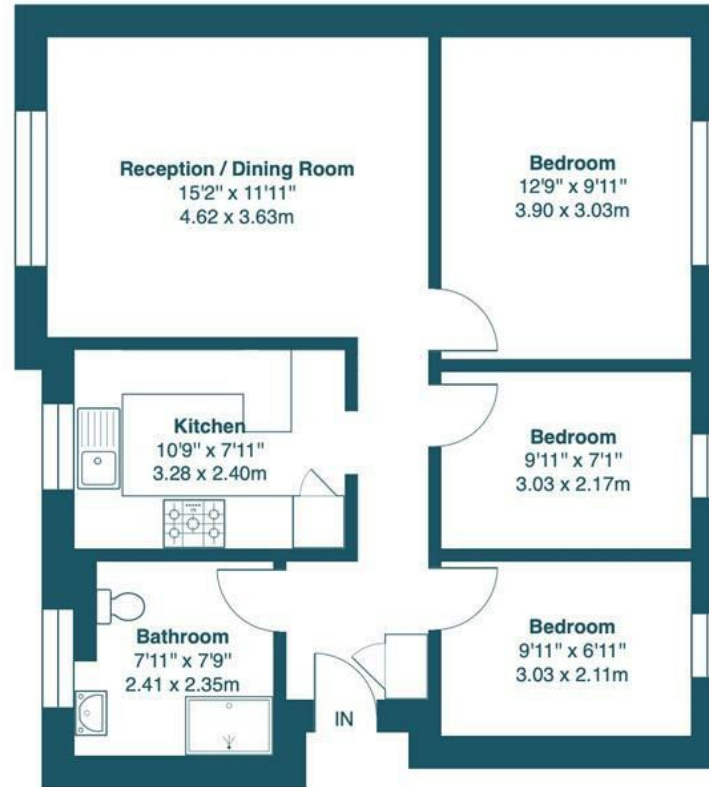
Martins Road provides excellent access to Bromley town centre with its wide selection of shops, cafés and restaurants—easily reached via a pleasant walk through the nearby Queensmead Park. For further outdoor recreation, Beckenham Place Park is also close at hand, offering extensive green space and leisure facilities.

- IMPRESSIVE THREE BEDROOM GROUND FLOOR FLAT
- HIGHLY CONVENIENT LOCATION JUST YARDS FROM SHORTLANDS STATION
- MODERN FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- STYLISHLY APPOINTED CONTEMPORARY SHOWER ROOM
- BRIGHT & AIRY LIVING ROOM MEASURING 15'3 X 12'
- DOUBLE BEDROOM PLUS TWO GOOD SIZED SINGLE ROOMS
- USEFUL STORAGE FACILITIES
- EASY ACCESS TO BROMLEY TOWN CENTRE & QUEENSMEAD PARK
- CLOSE TO BECKENHAM PLACE PARK
- CHAIN FREE SALE



Martins Road, BR2

Approximate Gross Internal Area = 691 sq ft / 64.2 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 HALL

Useful built-in private storage cupboard.

ENTRANCE HALLWAY**LOUNGE**

Double glazed window to front;

KITCHEN

Double glazed window to front;

BEDROOM 1

Double glazed window to rear;

BEDROOM 2

Double glazed window to rear;

BEDROOM 3

Double glazed window to rear;

SHOWER ROOM

Double glazed windows to front; modern and well appointed suite comprising

LEASE & MAINTENANCE

LEASE - Approx 81 years remaining

MAINTENANCE - Currently £1,243.66 pa

GROUND RENT - £10 pa

COMMUNAL GARDEN

Communal grounds to front and rear, mainly lawn. Outside private storage shed to rear.

LOCATION

What3words: ///stand.juices.slices

PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These can be purchased at a cost of £80 per year/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band C



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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.