1 Ravens Gate Mews Meadow Road

Shortlands, Shortlands, BR2 0BY

£395,000 Share of Freehold EPC: Band C

Maguire Baylis

Maguire Baylis are pleased to present this superb ground floor apartment, forming part of a modern and highly sought-after mews development, ideally positioned just yards from Shortlands Station and local shops.

The property offers stylish and well-appointed accommodation throughout, featuring two double bedrooms - both with built-in wardrobes - and two modern bath/shower rooms. A particular highlight is the impressive bay-fronted living room, complete with air conditioning, creating a bright and comfortable space for both relaxing and entertaining. The fully integrated kitchen is finished to a high standard, complementing the overall modern feel of the home.

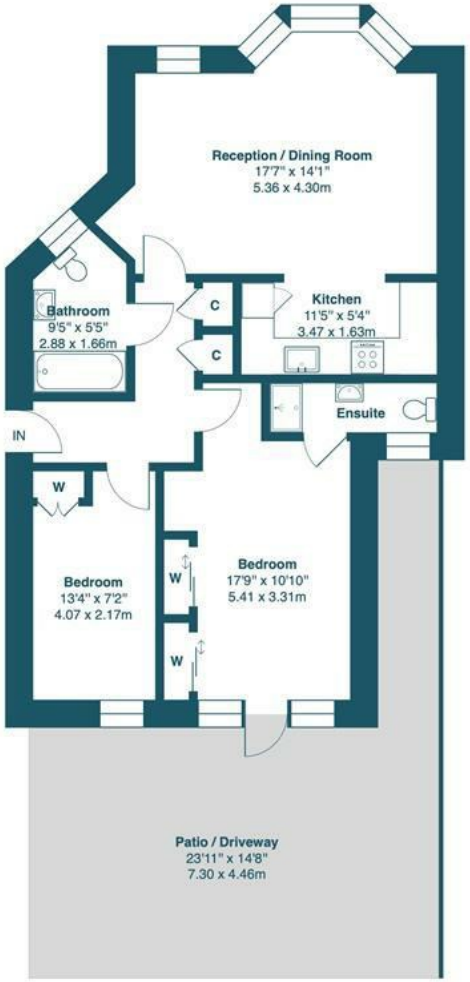
Further benefits include underfloor heating throughout, a private rear patio, and a secure gated parking space within the mews.

Ideally located for commuters and those seeking convenience, this is an excellent opportunity to acquire a high-quality apartment in a prime setting.

- GROUND FLOOR MEWS APARTMENT
- TWO DOUBLE BEDROOMS
- TWO MODERN BATH/SHOWER ROOMS
- IMPRESSIVE AIR CONDITIONED BAY FRONTED LIVING ROOM
- FULLY INTEGRATED KITCHEN
- UNDERFLOOR HEATING THROUGHOUT
- PRIVATE PATIO TO REAR
- SECURE GATED PARKING SPACE WITHIN MEWS
- POPULAR & HIGHLY CONVENIENT LOCATION
- JUST 'YARDS' FROM SHORTLANDS STATION & SHOPS

Ravens Gate Mews, BR2

Approximate Gross Internal Area = 742 sq ft / 68.9 sq m



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Ground Floor

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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ENTRANCE HALL
Private front door; tiled flooring; built-in storage cupboards.

LIVING ROOM
An impressive room featuring a large double glazed bay window to front; air-conditioning unit; open plan to:

KITCHEN
Fitted with a comprehensive range of modern wall and units with granite worktops; integrated appliances comprising - washing machine, dishwasher, fridge/freezer, microwave, coffee machine.

BEDROOM 1
Double glazed French doors to rear leading to patio and parking area; built-in mirror fronted wardrobes and useful recess to one wall.

BEDROOM 2
Double glazed window to rear; built-in double wardrobe.

FAMILY BATHROOM
Double glazed window to front; modern white three piece suite; fully tiled walls.

EN SUITE SHOWER
Double glazed window to rear; modern three piece suite; fully tiled walls.

PATIO
Paved private patio area to the rear.

PARKING
Secure allocated parking just to the rear of flat within the mews, approached via electric gates.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 111 years
SERVICE CHARGE - Run by the 5 residents of the Mews. Nominal charge of £100 - £200 pa to cover communal electric etc.
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
what3words: ///hills.stir.shorts

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104 Beckenham Lane
Shortlands
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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.