21 Westpoint Shortlands Grove

Shortlands, Bromley, BR2 0ND

£275,000 Share of Freehold EPC: Band C

Maguire Baylis

Guide Price: £275,000 - £300,000. Maguire Baylis are pleased to present this bright and spacious first floor apartment, forming part of a sought-after and well-maintained gated development, conveniently located within easy reach of Shortlands station and local shops, with both Beckenham and Bromley town centres also nearby.

Offered for sale on a chain free basis, the property has recently been re-decorated throughout and benefits from new floor coverings and carpets, creating a fresh and well-presented interior ready for immediate occupation.

The accommodation comprises a welcoming entrance hall, an impressive L-shaped living room providing ample space for both seating and dining areas, a fitted kitchen with built-in oven and hob, a generous double bedroom with fitted storage, and a modern bathroom with shower over the bath.

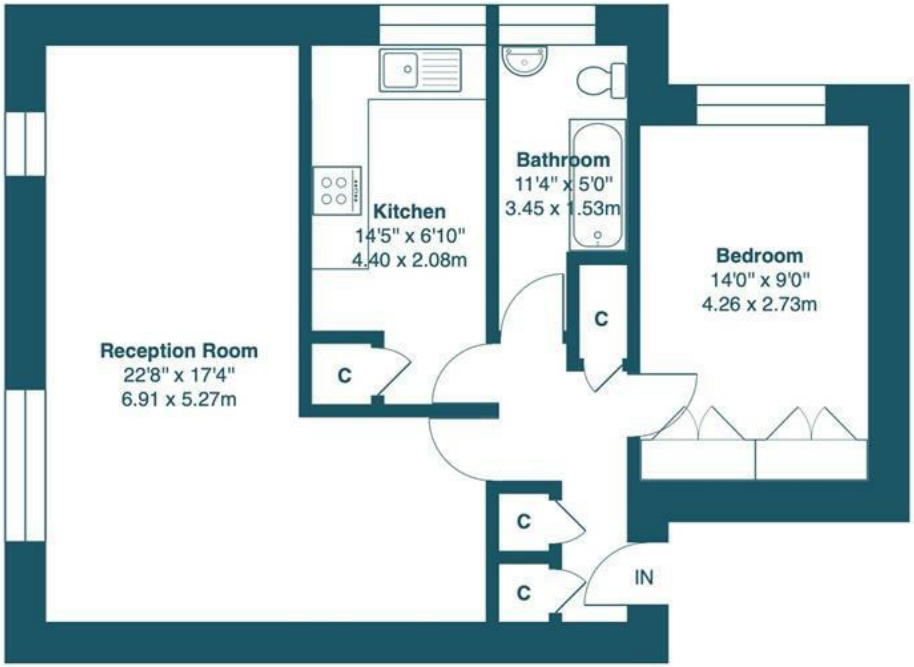
Externally, residents benefit from well-maintained communal grounds, residents' parking, and the added advantage of a private garage located to the rear.

This attractive apartment would make an excellent first-time purchase, investment opportunity, or downsizing option, combining generous proportions with a convenient location close to transport links and local amenities.

- SPACIOUS FIRST FLOOR APARTMENT
- CHAIN FREE SALE
- RECENTLY RE-DECORATED THROUGHOUT
- IMPRESSIVE L-SHAPED LIVING ROOM
- ONE DOUBLE BEDROOM WITH FITTED STORAGE
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- BATHROOM WITH SHOWER OVER BATH
- SOUGHT AFTER, WELL KEPT GATED DEVELOPMENT
- RESIDENTS PARKING PLUS PRIVATE GARAGE AT REAR
- GREAT LOCATION - EASY REACH SHORTLANDS STATION

Shortlands Grove, BR2

Approximate Gross Internal Area = 651 sq ft / 60.5 sq m



First Floor

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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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COMMUNAL HALLWAY
Stairs to first floor.

HALLWAY
Useful built-in storage cupboards.

LIVING ROOM
A large L-Shaped living/dining room with two double glazed windows to side.

KITCHEN
Double glazed window to rear; featuring a range of modern fitted units.

BEDROOM
Double glazed window to rear; fitted wardrobes/storage to one wall.

BATHROOM
Double glazed window to rear; suite comprising bath with shower over.

GARDENS
Well kept communal gardens.

GARAGE
Private garage at rear en bloc.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 975 years remaining.
SERVICE CHARGE - Currently £1269.21 pa to include buildings insurance
GROUND RENT - £24.50 pa

LOCATION

What3words: ///youth.best.value

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104 Beckenham Lane
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49 Station Approach
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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.