15 Westpoint 9 Shortlands Grove

Shortlands, Bromley, BR2 0ND

£350,000 Share of Freehold EPC: Band C

Maguire Baylis

Guide Price: £350,000 - £375,000. Maguire Baylis are pleased to present this impressive top floor apartment, featuring two double bedrooms, and 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 the subject of complete refurbishment throughout, benefiting from a brand new kitchen and bathroom, new double glazed windows, plus floor covering and re-decoration - creating a beautifully 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 full range of integrated appliances, two generous double bedrooms, plus new 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 super apartment combining generous proportions with a convenient location close to transport links and local amenities.

- IMPRESSIVE TOP FLOOR APARTMENT, OVER 800SQFT
- TWO GOOD SIZE DOUBLE BEDROOMS
- RECENTLY REFURBISHED THROUGHOUT
- FULLY INTEGRATED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- USEFUL BUILT-IN STORAGE
- LARGE L-SHAPED LIVING ROOM
- WELL KEPT GATED DEVELOPMENT
- PRIVATE GARAGE PLUS 1 DEDICATEDPARKING SPACE & RESIDENTS PARKING
- EASY REACH SHORTLANDS STATION

Westpoint BR2

Approximate Gross Internal Area
= 833 sq ft / 77.3 sq m

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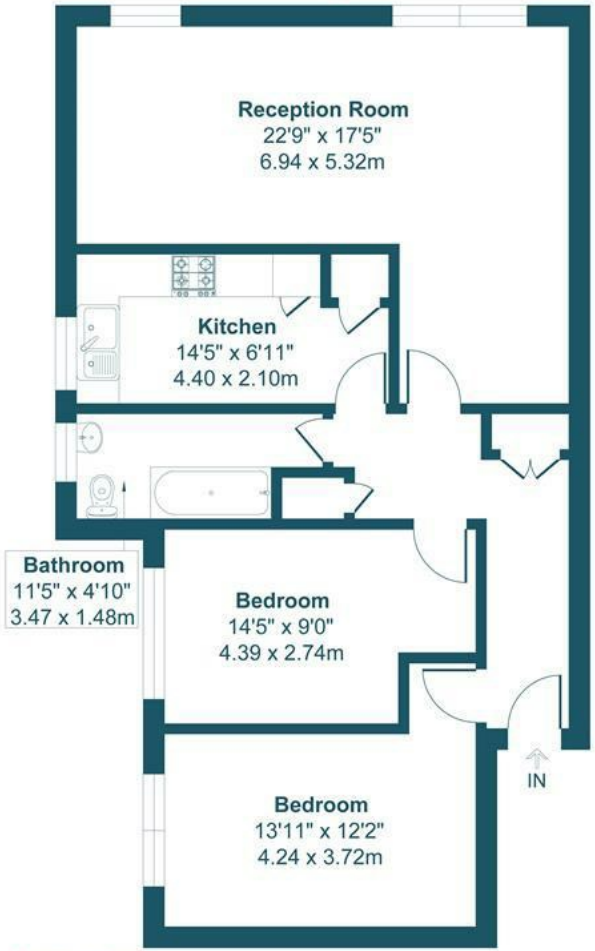

Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

COMMUNAL HALLWAY
Stairs to top (third) floor.

HALLWAY
Useful built-in storage cupboards.

LIVING ROOM
A large L'Shaped room with double glazed windows to rear.

KITCHEN
Fitted with a comprehensive range of stylishly appointed units with brand new integrated appliances, to include double oven, microwave, dishwasher, washing machine & free standing fridge freezer. Double glazed window to side.

BEDROOM 1
Double glazed window to side.

BEDROOM 2
Double glazed window to side.

BATHROOM
Fitted with a brand new suite featuring bath with built-in shower over. Double glazed window to side.

COMMUNAL GARDENS
Well kept communal gardens surrounding the property.

GARAGE
Private garage at rear. Residents off street parking set within secure gated development.

LEASE & MAINTENANCE
LEASE - Shared of freehold with a lease of 975 years
SERVICE CHARGE - Currently £1698 pa to include buildings insurance

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///chained.wisdom.sugar

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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.