21 Templedene 15 Beckenham Grove

Shortlands, Bromley, BR2 0XU

£250,000 Leasehold - Share of Freehold EPC: Band E

Maguire Baylis

Guide Price: £250,000 - £275,000. Maguire Baylis are delighted to present to the market this beautifully refurbished top floor apartment, ideally situated within a quiet, leafy residential road just a short walk from Shortlands station.

Finished to an excellent standard throughout, this impressive one bedroom flat offers bright, well-proportioned accommodation ready for immediate occupation, making it an ideal first-time purchase, investment or downsizing opportunity.

The accommodation comprises a spacious reception room enjoying an attractive south-facing aspect, allowing plenty of natural light to flood the room through the large picture window. The newly fitted kitchen features a contemporary range of units with integrated oven/hob plus windows to side and front, whilst the generous double bedroom also benefits from a sunny south-facing outlook to the rear, creating an exceptionally light and airy feel.

A stylish, newly appointed bathroom completes the accommodation, finished with modern marble-effect tiling and quality white sanitaryware.

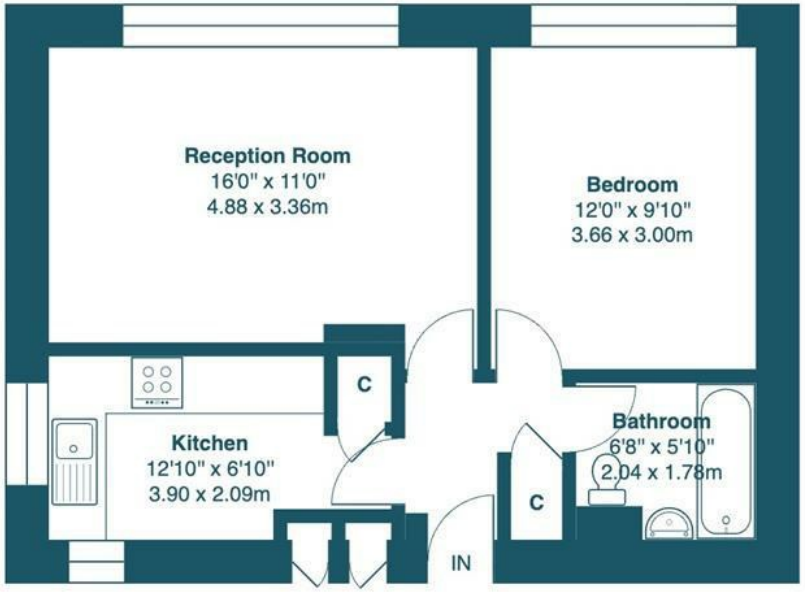
Further benefits include a share of the freehold, a long lease of over 900 years, a private garage within the rear block, newly installed electric heating, replacement flooring and décor throughout, and the significant advantage of being offered to the market chain free.

The property occupies an attractive position within one of Shortlands' most desirable residential roads, surrounded by mature trees yet within easy walking distance of Shortlands station, providing excellent services into London Victoria, Blackfriars and the City. Bromley and Beckenham town centres are both easily accessible, offering an extensive range of shops, restaurants, cafés and leisure facilities, whilst nearby parks and green spaces provide exceptional recreational opportunities.

- TOP FLOOR NEWLY REFURBISHED APARTMENT
- BRIGHT & SPACIOUS ACCOMMODATION
- SOUTH FACING WINDOWS TO REAR
- WELL APPOINTED KITCHEN WITH APPLIANCES INCLUDED
- LUXURIOUS BATHROOM - BATH WITH SHOWER OVER
- SOUGHT AFTER ROAD - SHORT WALK TO SHORTLANDS STATION
- EASY REACH BOTH BROMLEY & BECKENHAM
- RESIDENTS PARKING PLUS PRIVATE GARAGE
- SHARE OF FREEHOLD - REASONABLE SERVICE CHARGES
- CHAIN FREE SALE

Beckenham Grove, BR2

Approximate Gross Internal Area = 487 sq ft / 45.3 sq m



Second Floor

Maguire Baylis

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 top (second) floor, automatic lighting system.

HALLWAY
Polished wood flooring; cupboard housing hot water tank.

LOUNGE
Large double glazed window to rear; wood flooring; electric heater.

KITCHEN
Fitted with a range of brand new white wall and base units; new appliances included. Useful built-in larder cupboard; double glazed windows to side & front; electric heater.

BEDROOM
Double glazed window to rear; electric heater.

BATHROOM
A brand new suite featuring bath with built-in shower over; heated towel rail; wall cabinet with mirror/lighting.

GARDENS
Well kept communal gardens to front and rear.

GARAGE
Single garage at rear, number 21.

LEASE & MAINTENANCE
LEASE - Share of freehold with a long lease of 900+ years.
SERVICE CHAGE - Currently £112 paid per month (£1344 pa)
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION

What3words: ///ocean.brand.duty

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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.