

17 Lancaster Close

Bromley, BR2 0QF

£400,000 Share of Freehold EPC: Band D

Maguire Baylis







Guide Price: £400,000 - £425,000. Maguire Baylis are pleased to present this particularly bright and spacious two double bedroom ground floor maisonette, enjoying a delightful position within this well maintained private cul-de-sac development, conveniently located for easy access to Bromley South and the town centre.

Providing an impressive 887 sq ft (82.4 sq m) of accommodation, the property offers a generous and well-proportioned layout, with a particular feature being the superb 27 ft reception room, providing ample space for both living and dining areas and enjoying plenty of natural light.

The accommodation further comprises two good size double bedrooms, a fitted kitchen with appliances included, plus a modern bathroom with shower over the bath. To the rear, there is direct access to a private south-facing terrace/balcony, providing a pleasant outside space.

The property has recently been redecorated and benefits from new carpets throughout, making this an ideal opportunity for buyers seeking a home ready for immediate occupation.

Lancaster Close is an attractive and well maintained private development, pleasantly tucked away from passing traffic whilst remaining within easy reach of Bromley South station, the High Street and its extensive range of shops, restaurants and amenities.

Further benefits include a private garage, residents' parking and useful storage. Offered for sale CHAIN FREE, early viewing is highly recommended.

- BRIGHT & SPACIOUS GROUND FLOOR MAISONETTE
- PRIVATE SOUTH FACING BALCONY/TERRACE
- TWO GOOD SIZE DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES INCLUDED
- MODERN BATHROOM - SHOWER OVER THE BATH
- RECENTLY RE-DECORATED & NEW CARPETS THROUGHOUT
- DELIGHTFUL CUL-DE-SAC LOCATION - EASY REACH BROMLEY SOUTH
- WELL MAINTAINED PRIVATE DEVELOPMENT
- PRIVATE GARAGE & PARKING
- CHAIN FREE SALE

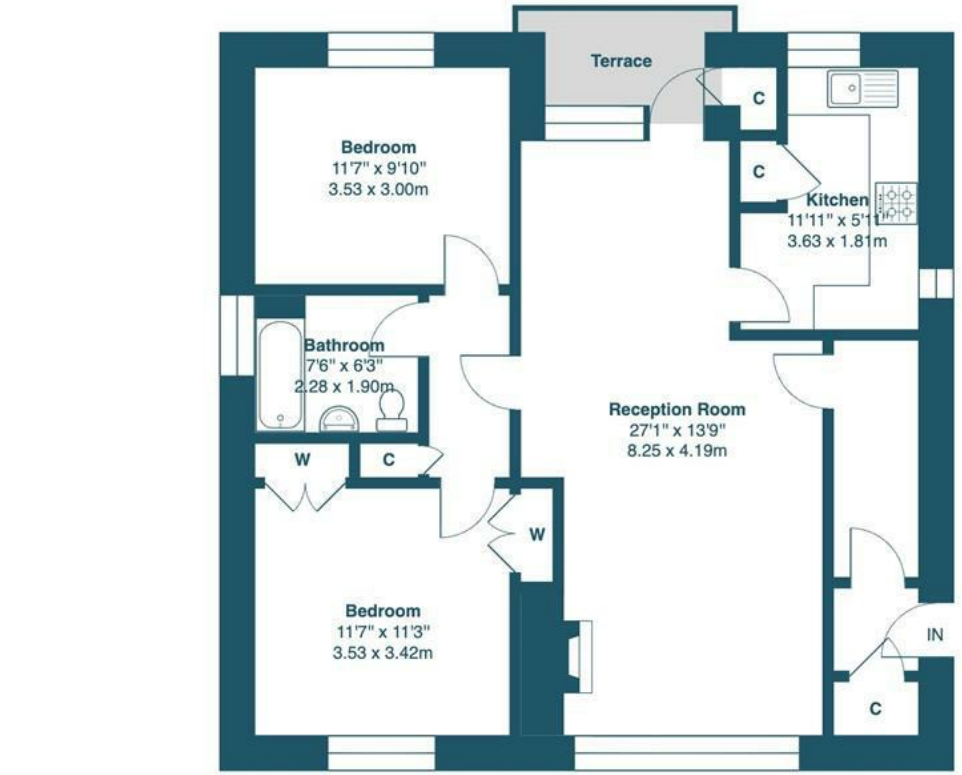






Lancaster Close, BR2

Approximate Gross Internal Area = 887 sq ft / 82.4 sq m



Ground 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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ENTRANCE PORCH
Secure entrance porch with useful built-in storage cupboard housing meters.

HALLWAY

LIVING ROOM
A large through room featuring window to front and door to rear leading to private covered balcony. Door to kitchen.

PRIVATE BALCONY
To rear with a sunny southerly aspect. Glass balustrading with gate to provide direct access to rear parking/garages.

LOBBY HALLWAY
Storage cupboard housing hot water cylinder.

BEDROOM 1
Window to front; two built-in double wardrobes.

BEDROOM 2
Window to rear.

BATHROOM
Window to side; modern three piece suite featuring bath with built-in shower over.

PARKING/GARAGE
Private garage at rear - no. 17. There is space for a car to allow for parking in front of the garage.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of approx 960 years
SERVICE CHARGE - Currently £2000 pa
GROUND RENT - None

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///opens.peanut.fast

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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.