



12 Glebe Knoll 5 Beckenham Lane

Shortlands, Bromley, BR2 0DA

£375,000 Leasehold EPC: Band B

 **Maguire Baylis**



Guide Price: £375,000 – £400,000. Maguire Baylis are delighted to offer for sale this superb two-bedroom apartment, situated within one of Shortlands' most desirable and exclusive residential developments, surrounded by beautifully maintained communal grounds.

Approached via secure electric gates and a private residents' parking area, the development enjoys a peaceful and secluded setting, with the apartment providing particularly spacious, well-presented accommodation throughout.

The accommodation comprises a welcoming entrance hall, two generously proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom.

The contemporary fitted kitchen features a comprehensive range of integrated appliances, whilst the impressive open-plan living and dining room provides an excellent space for both everyday living and entertaining. French doors open to a Juliet balcony, enjoying a delightful southerly aspect with leafy views across the landscaped communal gardens and surrounding greenery.

The development is set within extensive, beautifully landscaped grounds, creating a wonderfully tranquil environment, whilst benefiting from the added convenience of secure residents' parking.

Despite its peaceful setting, the property is ideally positioned for easy access to Shortlands village and railway station, providing frequent services into central London, and just minutes walk to Bromley town centre, offering an excellent range of shopping, restaurants, cafés and leisure facilities.

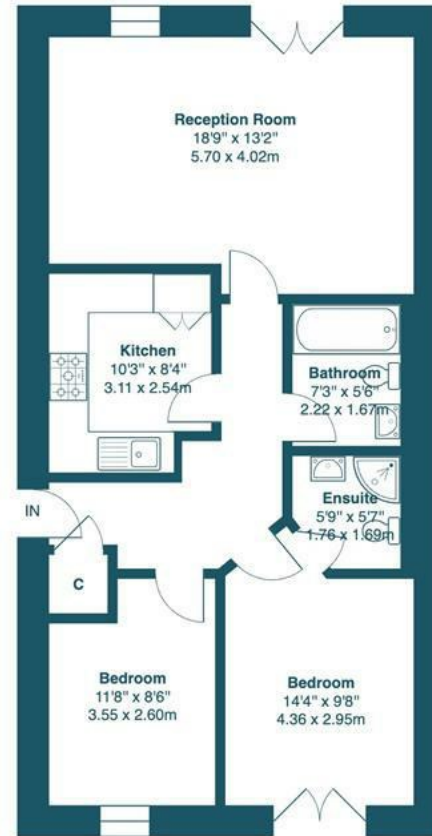
Offered for sale on a chain free basis, the property combines generous accommodation, attractive surroundings and a highly convenient location, representing an excellent opportunity for those seeking a peaceful yet well-connected home.

- CHAIN FREE ** TWO-BEDROOM APARTMENT IN EXCLUSIVE DEVELOPMENT
- HIGHLY SOUGHT-AFTER & CONVENIENT LOCATION
- SPACIOUS WELL-PRESENTED ACCOMMODATION
- TWO GENEROUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- IMPRESSIVE OPEN-PLAN LIVING/DINING ROOM WITH SOUTH FACING JULIET BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SECURE GATED DEVELOPMENT WITH RESIDENTS' PARKING
- EXTENSIVE LANDSCAPED GROUNDS SURROUNDED BY GREENERY
- CONVENIENT FOR BOTH SHORTLANDS & BROMLEY TOWN CENTRE



Beckenham Lane, BR2

Approximate Gross Internal Area = 728 sq ft / 67.7 sq m



Ground 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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ENTRANCE

The property is approached via a pathway leading from the parking area, providing level access to the entrance. However, due to the sloping nature of the site, the apartment occupies a first-floor position.

COMMUNAL HALLWAY

HALLWAY

Built-in storage/coats cupboard; video intercom system.

LOUNGE

French doors to rear opening onto Juliet balcony overlooking the rear gardens and greenery beyond.

KITCHEN

Fitted with a comprehensive range of wall and base units with polished black granite worktops to three walls; built-in stainless steel 5 ring gas hob, electric oven and extractor hood; integrated dishwasher, fridge/freezer and microwave; space for washing machine.

BEDROOM 1

French doors opening onto Juliet balcony to front; door to:

EN SUITE SHOWER

Modern suite featuring fitted corner shower cubicle; wash basin and WC.

BEDROOM 2

Sash window to front.

BATHROOM

Suite comprising bath with built-in shower over and fitted glass shower screen; fitted wash basin; WC.

COMMUNAL GROUNDS

The property is surrounded by extensive, beautifully landscaped communal grounds, providing a delightful and tranquil setting.

PARKING

Allocated parking to front, approached via electric gates.

LEASE & SERVICE CHARGES

LEASE - 105 years remaining.

SERVICE CHARGES - Approx £4800 pa

GROUND RENT - £250 pa

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

what3words: ///organs.agrees.each

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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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.