

43 Mill Vale

Bromley, BR2 0EN

£230,000 Leasehold EPC: D

Maguire Baylis







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bids £230,000.

Maguire Baylis are pleased to present this two bedroom first floor maisonette, located within a quiet, highly convenient and attractive cul-de-sac, just a short walk from Bromley town centre and close to the popular Queensmead Park and Churchill Gardens.

Requiring updating throughout, the property provides bright and spacious accommodation which comprises a private entrance lobby with stairs leading to the light and airy hallway. There is a large bay-fronted living room, two good size bedrooms, plus a bathroom. The kitchen offers a range of Shaker style wood effect units with integrated oven and hob.

Outside, the property benefits from a small private section of garden to the rear, backing onto Churchill Gardens, plus a detached garage.

Nestled between two attractive parks, Mill Vale is a highly sought after location, being situated just a short stroll from the town centre with the Glades shopping centre, multiple restaurants and various recreational opportunities including the Churchill Theatre and Pavilion sports centre just minutes away. Nearby railway stations include Bromley South and Shortlands (for London Victoria, London Blackfriars, plus services into Kent), and Bromley North (with links to Grove Park and London Bridge/Charing Cross).

- FIRST FLOOR 1930's BUILT MAISONETTE
- HIGHLY CONVENIENT CUL DE SAC LOCATION
- REQUIRING UPDATING THROUGHOUT
- TWO GOOD SIZE BEDROOMS
- BRIGHT & SPACIOUS LOUNGE
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- BATHROOM WITH BATH & SHOWER OVER
- PRIVATE SECTION OF GARDEN TO REAR
- JUST 'YARDS' FROM TOWN CENTRE & LOCAL AMENITIES
- GARAGE AT REAR ** CHAIN FREE SALE







Mill Vale, BR2

Approximate Gross Internal Area = 616 sq ft / 57.3 sq m

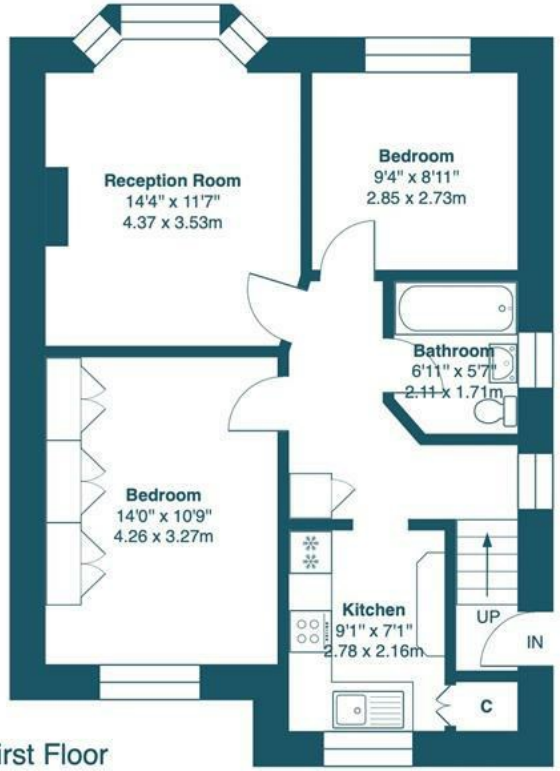
Garage Area = 163 sq ft / 15.1 sq m

Approximate Total Area = 772 sq ft / 71.7 sq m

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Outbuilding



First Floor

This plan is 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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GROUND FLOOR ENTRANCE LOBBY
Private front door to side; stairs to first floor.

HALLWAY
Window to side; radiator; storage cupboard; access to loft space.

LOUNGE
14'4 x 11'7 (4.37m x 3.53m)
Bay window to front; radiator, fireplace.

KITCHEN
9'1 x 7'1 (2.77m x 2.16m)
Window to rear; fitted with a range of white wall and base units with worktops to three walls; wall mounted gas boiler (installed new 2021).

BEDROOM 1
14' x 10'9 (4.27m x 3.28m)
Window to rear; radiator.

BEDROOM 2
9'4 x 8'11 (2.84m x 2.72m)
Window to front; radiator.

BATHROOM
Window to side; white three piece suite; tiled walls.

GARDEN
Small section of garden to rear, requires attention.

GARAGE
16'1 x 9'8 (4.90m x 2.95m)
Private garage at rear. Also parking on street - residents permits required between 12 - 2pm Monday to Saturday. These are available to the residents at £80 per vehicle/per year.

LEASE & MAINTENANCE
LEASE - The seller is in the process of extending the lease to 162 years.
SERVICE CHARGE - Shared as and when required.
GROUND RENT - peppercorn

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///good.teams.pram

IMPORTANT - AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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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.