

10 Firtree Court Mays Hill Road

Shortlands, Shortlands, BR2 0NE

£400,000 Share of Freehold EPC: Band C

Maguire Baylis







Guide Price: £400,000 - £425,000. Maguire Baylis are pleased to offer for sale this spacious three bedroom split-level flat, occupying the upper two floors of an attractive purpose-built property situated in a popular and convenient residential road in Shortlands.

The property provides bright and well-proportioned accommodation arranged over two levels, comprising a spacious reception room, separate kitchen, downstairs WC to the first floor; whilst the second (top) floor provides three good-sized bedrooms - all with built-in wardrobes, plus the family bathroom. The versatile layout offers plenty of space and would suit a range of buyers, including families and those looking for additional room to work from home.

Further benefits include a share of the freehold, together with the use of a pleasant communal garden to the rear and private garage.

Mays Hill Road is a popular residential road conveniently located for Shortlands village and station, providing regular services into central London. Bromley town centre, with its extensive shopping and leisure facilities, is also within easy reach. For those who enjoy the outdoors, there are several attractive local parks and green spaces nearby, including Beckenham Place Park. For families, the highly regarded Harris Primary school is located just to the end of the road.

Overall, a spacious and well-located property offering flexible accommodation, which is offered for sale chain free.

- SPACIOUS FIRST/SECOND FLOOR SPLIT-LEVEL FLAT
- LARGE DOUBLE ASPECT LIVING ROOM
- SEPARATE FITTED KITCHEN
- USEFUL FIRST FLOOR CLOAKROOM
- THREE GOOD SIZE BEDROOMS ALL WITH BUILT-IN WARDROBES
- FAMILY BATHROOM TO UPPER FLOOR
- POPULAR BLOCK WITH SHARED FREEHOLD
- HIGHLY SOUGHT AFTER & WELL LOCATED RESIDENTIAL ROAD
- RESIDENTS PARKING & PRIVATE GARAGE
- EASY REACH SHORTLANDS STATION ** CHAIN FREE SALE

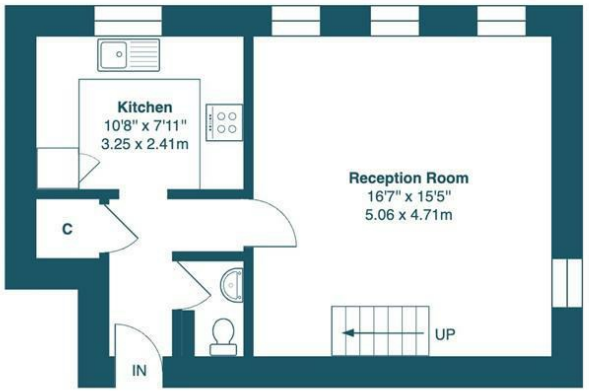




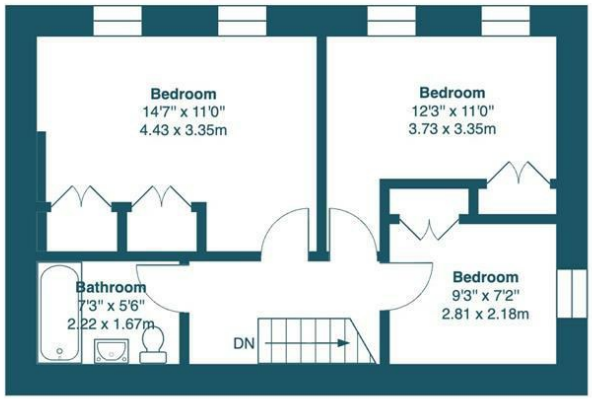


Mays Hill Road, BR2

Approximate Gross Internal Area = 884 sq ft / 82.1 sq m



First Floor



Second 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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COMMUNAL HALLWAY
Stairs to first floor.

ENTRANCE HALL
Built-in storage cupboard.

DOWNSTAIRS WC
Fitted wash basin; WC.

LOUNGE
A spacious, double aspect room with multi-paned sash windows to the front and side. Stairs to the upper floor.

KITCHEN
Mulip-paned sash window to front; range of modern white wall and base units with worktops to three walls.

TOP FLOOR LANDING

BEDROOM 1
Two multi paned sash windows to front; two built-in double wardrobes.

BEDROOM 2
Two multi paned sash windows to front; built-in double wardrobe.

BEDROOM 3
Multi paned sash window to side; built-in double wardrobe.

BATHROOM
Suite comprising bath with mixer tap/shower attachment; pedestal wash basin; WC.

COMMUNAL GARDENS
Well-kept communal grounds to front and rear.

PARKING/GARAGE
Residents parking within the grounds. Private garage at rear en bloc.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 989 years remaining
SERVICE CHARGES - Currently £2576 pa
GROUND RENT - N/A

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///combining.cattle.waddle

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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.