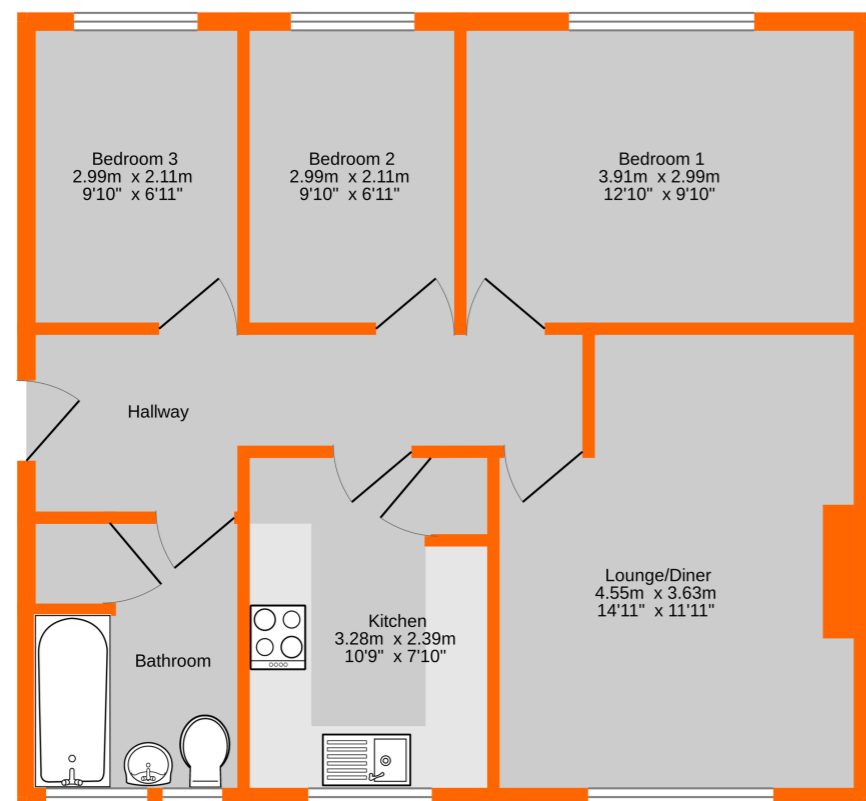


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 60.9 sq.m. (656 sq.ft.) approx.



TOTAL FLOOR AREA : 60.3 sq.m. (649 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropac. ©2023

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



Viewing by appointment with our West Wickham Office - 020 8460 7252

46 Martins Road, Bromley, Kent BR2 0EF

£310,000 Leasehold

- Three Bedroom Flat.
- Close To Shortlands Station.
- Communal Gardens.
- Ideal First Time/Investment Buy.
- Top Floor & Long Lease.
- Modern Fitted Kitchen & Bathroom.
- Offered Chain Free.
- Double Glazed & Central Heating.

46 Martins Road, Bromley, Kent BR2 0EF

MINUTES WALK TO SHORTLANDS STATION. CHAIN FREE, THREE BEDROOM FLAT ideally situated within Shortlands Village and a short walk to Shortlands station with links into London Victoria, and a selection of excellent local schools including Valley and Harris Primary Academy Shortlands. Queens Mead Recreation Ground is just a few hundred yards away with a pleasant walk up into Bromley town center. Set on the top floor, the property has been refurbished in recent years to include a high gloss cream fitted kitchen with breakfast bar, white three piece suite bathroom with electric shower, lounge/diner with feature electric fire place and space for dining table, spacious main bedroom with two good sized bedrooms. Benefits include a Glow Worm combination boiler, gas fired central heating via radiators, double glazing throughout and two private external storage areas. There are well kept residents communal gardens located to the rear of the block and residents permit parking available within the road. Internal viewing recommended.

Location

Martins Road is off Station Road. Shortlands station and shops in Shortlands Village are about 0.1 of a mile. Local schools include Valley Primary, Harris Primary Academy and Highfield Infant and Juniors. Queensmead Recreation Ground can be accessed at the end of Martins Road just a short walk away. Bromley High Street with Bromley North and South stations, The Glades shopping centre and St Mark's Square development is about 0.7 of a mile. Bus services pass through Shortlands Village through to Crystal Palace and Beckenham.



Ground Floor

Communal Entrance

Stairs to top floor landing, residents storage cupboard in hall, UPVC glazed door to:

Top Floor (Second Floor)

Hallway

Radiator, laminate wood flooring

Living/Dining Room

4.55m x 3.63m (14' 11" x 11' 11") Double glazed window to front, electric fire with surround, laminate wood flooring

Kitchen

3.28m x 2.39m (10' 9" x 7' 10") Double glazed window to front, range of fitted cream high gloss wall and base units with laminate worksurfaces over, stainless steel sink with chrome mixer tap, space for fridge/freezer, dishwasher and cooker, stainless steel extractor hood, splashback tiling, concealed Glow Worm boiler, built in storage cupboard, breakfast bar

Bathroom

White suite comprising panelled bath with glass screen and electric shower, pedestal wash hand basin, low level w.c., part tiled walls, built in storage cupboard with plumbing for washing machine

Bedroom 1

3.91m x 3.63m (12' 10" x 11' 11") Double glazed window to rear, radiator

Bedroom 2

3.00m x 2.11m (9' 10" x 6' 11") Double glazed window to rear, radiator

Bedroom 3

3.00m x 2.11m (9' 10" x 6' 11") Double glazed window to rear, radiator

Outside

Communal Garden

Communal gardens are located to the rear of the development, mainly laid to lawn with additional private residents storage shed/cupboard and washing line facilities

Lease Details

Lease

125 years from 2021 - To Be Confirmed

Maintenance

Service charge: £92 per month - To Be Confirmed

Ground Rent

£10 per year - To Be Confirmed

Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C

