



£330,000
Curzon Court
BR2

CURRAN & PINNER

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Curzon Court

BR2

- 2 Bedroom
- 1st Floor Maisonette
- Long Lease
- Private Garden





Located on one of Shortlands most sought after roads, Curzon Court provides a selection of larger than average maisonettes and is ideally located for the commuter, being just a few minutes walk from Shortlands Railway Station offering regular rail services into Central London and the West End including Blackfriars and onto London Victoria.

The property is also within walking distance of Shortlands Village offering a varied selection of shops and convenience stores. Set over the first floor this property enjoys a private covered stairwell leading to the front entrance. The entrance hallway features ample storage space and provides access to all rooms.

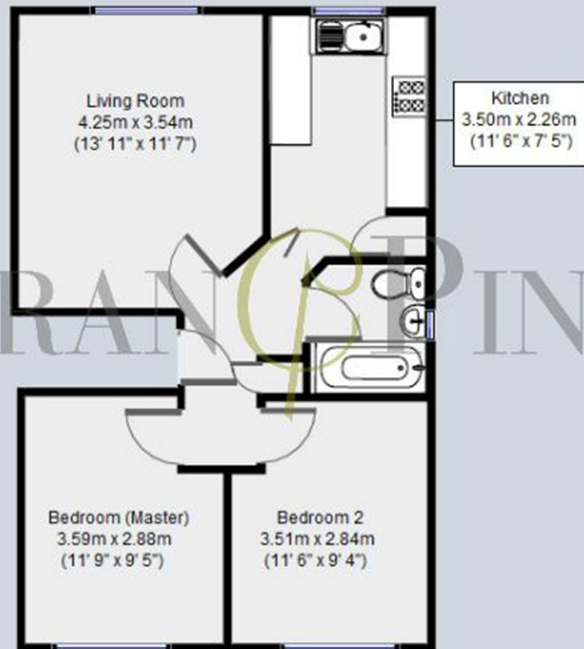
The Living Room overlooking the rear, enjoys a southerly aspect and allows for ample natural light into this living space whilst the well proportioned Kitchen features a range of matching wall and base units together with an integrated hob and oven.

The accommodation includes two Double Bedrooms with the Master Bedroom featuring a range of fitted wardrobes. The Bathroom offers a matching suite with part tiled walls and lino flooring. Further features include own private garden, lengthy lease, gas central heating and double glazing.

This property will make an excellent investment for all types of buyers, **SOLD WITH NO ONWARD CHAIN** we thoroughly recommend taking the opportunity of viewing at your earliest convenience

Tenure: Leasehold Lease Length: 900 Service Charge: None Ground Rent: £9.50pa Council Tax Band: C





Living Room 3.54m x 4.25m (11' 7" x 13' 11")
Kitchen 2.26m x 3.50m (7' 5" x 11' 6")
Bedroom (Master) 2.88m x 3.59m (9' 5" x 11' 9")
Bedroom 2 2.84m x 3.51m (9' 4" x 11' 6")
Bathroom 1.67m x 1.86m (5' 6" x 6' 1")



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