



£265,000

9 Shortlands Grove

BR2

CURRAN & PINNER

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# 9 Shortlands Grove

BR2

- 1 Double Bedroom Flat
- Gated Development
- Share of Freehold
- Long Lease
- Garage
- No Chain
- Convenient Location





A larger than average 1 Bedroomed Purpose Built flat in Shortlands, located in an idyllic tree lined road in a well maintained and sought after gated development and offered to the market in good condition with Share of Freehold Tenure and NO ONWARD CHAIN.

The property has been recently updated in parts and needs to be viewed internally to fully appreciate the overall quality and size of accommodation on offer. In our opinion this property is ideally suited to the first or second time buyer, the buy to let investor or to those who may be downsizing.

This property will appeal to the commuter with bus services close by and Shortlands station just a short stroll away offering regular services to Central London and the West End via London Victoria and The City via London Blackfriars. Similarly, local shops are within easy reach in Shortlands Village and both Bromley and Beckenham Town Centres are within a 10 minute drive. With well over 400 retail units to choose from, Bromley is one of the most extensive shopping centres in the region. The Glades Shopping Centre boasts over 130 stores alone, St Marks Square at Bromley South offers additional leisure and dining units including a cinema complex.

The property is offered with a Share of Freehold tenure and unexpired lease term of 950 years together with a very reasonable service charge of £1,638.00pa in comparison to other offerings within the Borough. Set within a secure gated development, mature and well maintained communal grounds the property includes a garage en bloc and communal visitors parking.

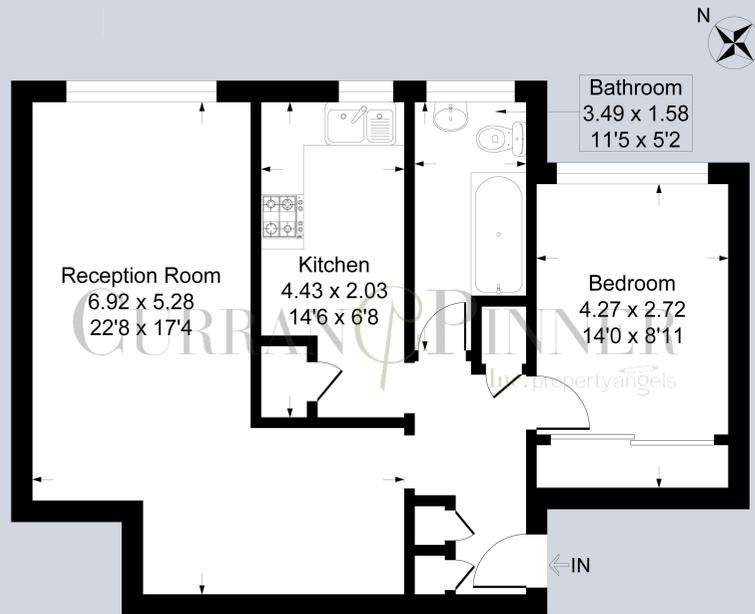
Located on the first floor the property features a spacious entrance hall with security entry phone and two well proportioned storage cupboards. This flows superbly to the rear of the property and opens up to the naturally well lit, "L" Shaped reception room and the well equipped kitchen offers a range of matching wall & base units, integrated appliances, cupboard and neutral decoration throughout.

The Double Bedroom benefits built in wardrobes, the modern partially tiled bathroom incorporates a white suite with bath.

In our opinion, this wonderful property is likely to attract immediate and significant interest and all prospective purchasers are strongly advised to view immediately to avoid disappointment.

Tenure: Share of Freehold    Lease Length: 950 years    Service Charge: £1,638.00pa    Ground Rent: N/A  
Council Tax: Band C





## First Floor

58.6 Square Metres  
632 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Reception Room 6.92m x 5.28m (22' 8" x 17' 4")

Kitchen 4.43m x 2.03m (14' 6" x 6' 8")

Bedroom 1 4.27m x 2.72m (14' 0" x 8' 11")

Bathroom 3.49m x 1.58m (11' 5" x 5' 2")



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