



£375,000  
Shortlands Road  
BR2

CURRAN & PINNER

0208 313 6868  
bromley@curranpinner.co.uk



# Shortlands Road

BR2

- 2 Bedrooms
- No Onward Chain
- Sold with Share of Freehold
- Garage and Parking
- Gated Communal Garden at rear





Located on the 1st (top floor) of this 1970's built low rise block is this spacious and very well presented 2 double bedrooms flat offered for sale with No Onward Chain and a Share of the Freehold.

Known as 'Rowland Court', the development consists of 8, 2 & 3 bedroom apartments, all of which have permitted use of the gated communal garden which is the subject of regular maintenance arranged via the managing agents. Each property comes with allocated parking space and a garage.

Being situated on Shortlands Road the property benefits from regular bus services to and from Bromley via the 358 bus route with stops very close-by and is only a short stroll to Shortlands Railway Station offering regular services into Central London and The City via London Victoria and Blackfriars.

The apartment consists of a well proportioned entrance hall with a number of storage cupboards. The living room overlooks the rear and features French doors, the separate kitchen also overlooks rear and has a full range of fitted wall and base units and a full complement of free standing appliances are to be included in the agreed sale price.

Both bedrooms are genuine doubles, there is a main bathroom and a separate WC which are both accessed via the hallway. The property has access to the loft offering further storage space.

Further features include double glazing throughout and gas fired central heating.

In our opinion this property offers very flexible accommodation and will likely suit a wide spectrum of buyers ranging from a young couple, possibly with a young child or children or to those who may be downsizing.

Tenure: Share of Freehold Lease Length: Circa 990 Years Service Charge: £450 per quarter + £120pa for Building Insurance Ground Rent: N/A Council Tax Band: D

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Lounge 5.47m x 3.62m (17' 11" x 11' 11")  
Kitchen 3.18m x 2.49m (10' 5" x 8' 2")  
Bedroom 1 4.24m x 3.63m (13' 11" x 11' 11")  
Bedroom 2 3.63m x 2.60m (11' 11" x 8' 6")  
Bathroom 2.19m x 1.96m (7' 2" x 6' 5")



Curran & Pinner  
94 Beckenham Lane, Bromley, Kent, BR2 0DW  
0208 313 6868  
[bromley@curranpinner.co.uk](mailto:bromley@curranpinner.co.uk)