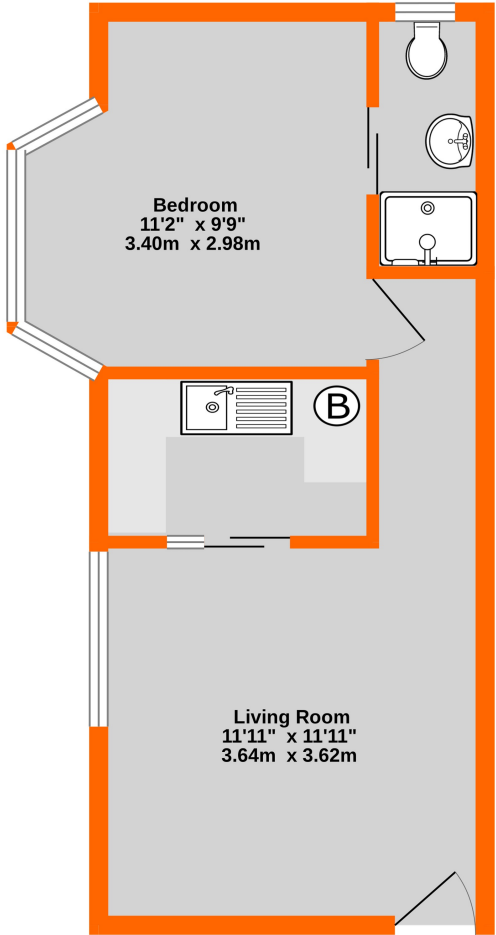


GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Netopix 6/2025

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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

8 Kings Keep, 15 Mays Hill Road, Shortlands, Bromley BR2 0HR £200,000 Leasehold

- Compact one bedroom ground floor flat
- CHAIN FREE with potential to modernise
- Generous double glazed bay windows
- 999 year lease with Share of Freehold
- Convenient for access to Shortlands Station
- Attractive communal grounds around block
- Bedroom with en suite shower room
- Parking area to rear off Kingswood Road

www.proctors.london

8 Kings Keep, 15 Mays Hill Road, Shortlands, Bromley BR2 0HR

Great opportunity to purchase a flat at a modest level in sought after residential location only a quarter of a mile from Shortlands Station offering trains to Victoria, Bromley South and Thameslink to Blackfriars. The block has entryphone access and parking to the rear and this ONE BEDROOM FLAT, on the ground floor, is a smaller design than the other seven flats in the building. Electric heating and large replacement double glazed window in living room and bay window in bedroom providing plenty of natural light with views over expanse of communal gardens to front with south westerly aspect. En suite shower room with window and flat has scope to update the accommodation including the kitchen. The flat has been successfully rented out for many years and may well suit first time buyers looking to get on the property ladder in a favoured location.

Location

This impressive block is situated on the corner of Mays Hill Road and Kingswood Road with Shortlands Station and shops in Shortlands Village only a short walk away or bus services pass along Kingswood Road and Shortlands Road. There are also local shops at Park Langley and at the corner of Westmoreland Road and Pickhurst Lane, both having a Tesco Express whilst Bromley High Street is about a mile away along with The Glades Shopping Centre providing shops, restaurants and other amenities as well as Bromley South Station.



Ground Floor

Main Entrance

entryphone for front door to access block, spacious communal hall with stairs to upper floors and door to this property on left as you enter

Living Room

3.61m x 3.63m (11'10 x 11'11) entrance door opens into room, entryphone, two electric radiators, double glazed window to front of building set back from the road overlooking attractive communal grounds

Kitchen

2.57m x 1.59m (8'5 x 5'3) base cupboards and drawer beneath work surface with inset single drainer stainless steel sink and mixer tap, wall tiling, space for electric cooker and upright fridge/freezer, panel concealing insulated hot water cylinder beneath work surface, eye level cupboards, wood finish flooring, sliding door to living room

Inner Hall

2.63m x 1.13m (8'8 x 3'8) open plan to living room with coat hooks, door to bedroom

Bedroom

3.4m max x 2.97m max (11'2 x 9'9) wood finish flooring, electric radiator set into wide bay with double glazed windows to front overlooking communal grounds

En Suite Shower Room

2.42m x 1.12m (7'11 x 3'8) tiled shower cubicle with sliding door, pedestal wash basin, low level wc, tiled walls, tiled floor, sliding door from bedroom, Dimplex electric fan heater, double glazed window to side

Outside

Communal Grounds

extensive areas of lawn to front and side of building with established borders all neatly maintained, vehicle access to rear of building accessed from Kingswood Road with parking and gate to covered bin storage area also accessed from within the building

Additional Information

Lease

999 years from 24 June 2006 with Share of Freehold - To Be Confirmed

Maintenance

£2,341.70 for year 24 June 2025 to 23 June 2025 paid to Moonstone Management

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

Council Tax

London Borough of Bromley - Band B
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage