



1 Abingdon Lodge 12 Beckenham Lane  
Shortlands, Bromley, BR2 0DL  
**£325,000 Leasehold EPC: D**

 **Maguire Baylis**



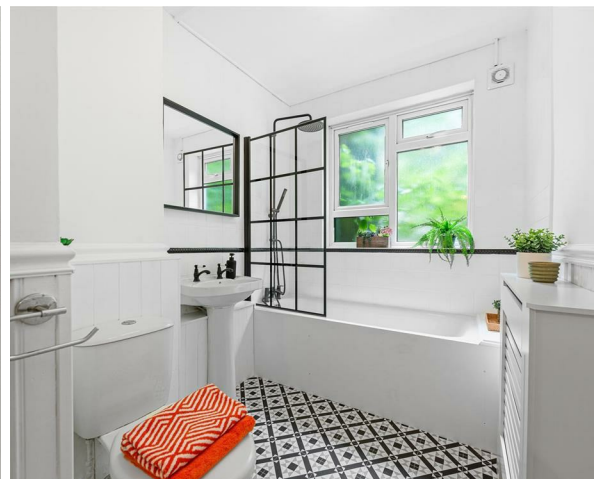
Guide Price: £325,000 - £340,000. Maguire Baylis are delighted to present to the market this impressive two bedroom raised ground floor apartment, with private south facing balcony, located just a few minutes walk to Shortlands village and train station.

This super property, which is stylishly presented throughout having recently been the subject of re-decoration, provides bright and spacious accommodation which comprises: a large 18' long entrance hallway; spacious 17' lounge leading to the balcony; fitted kitchen with appliances included; plus a well appointed bathroom.

Benefits of the property include a long lease of 150+ years, underblock parking, well kept communal grounds plus a useful private storage cupboard in the basement.

Abingdon Lodge is well located on the corner of Beckenham Lane and Highland Road providing easy access to Shortlands, with its local village shops, mainline station to London Victoria & Blackfriars, and popular public house. Bromley town centre, with its vast array of shopping and eating facilities including The Glades retails centre, is also within a short walk.

- IMPRESSIVE BALCONY FLAT
- NEWLY REFURBISHED \*\* TWO DOUBLE BEDROOMS
- SPACIOUS 17' LOUNGE
- FITTED KITCHEN WITH APPLIANCES
- STYLISH BATHROOM SUITE
- PRIVATE SOUTH FACING BALCONY
- SECURE UNDERBLOCK PARKING
- USEFUL PRIVATE STORE ROOM
- HIGHLY CONVENIENT LOCATION
- CHAIN FREE SALE \*\* EPC - BAND D



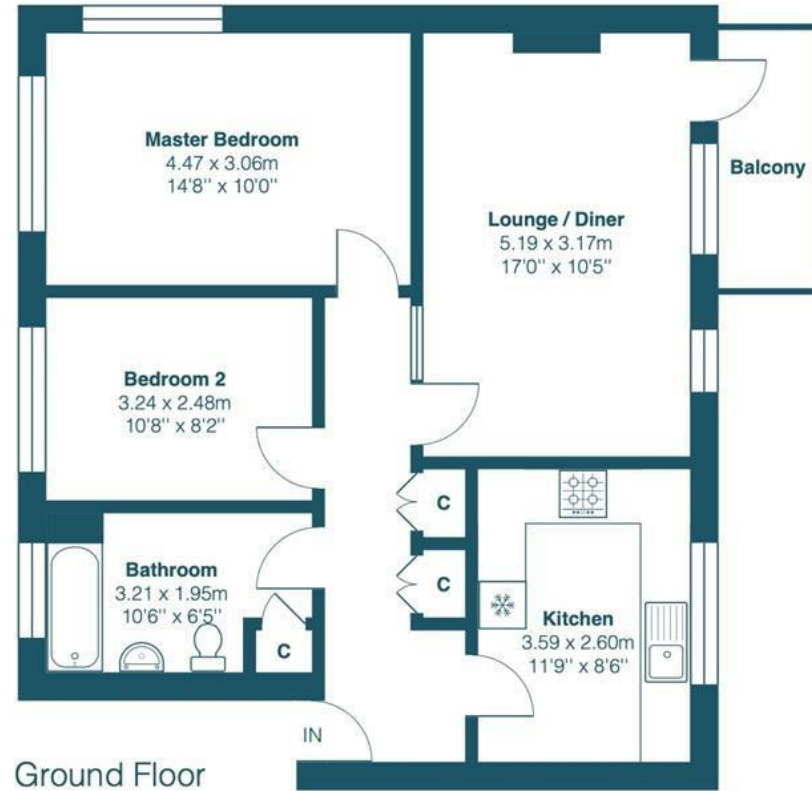


# Abingdon Lodge BR2

Total Area: 66.8 m<sup>2</sup>... 720 ft<sup>2</sup>



 Maguire Baylis



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## COMMUNAL HALLWAY

### ENTRANCE HALL

A spacious and welcoming entrance hallway; two double storage/coats cupboards; wood effect flooring.

### LOUNGE

17' x 10'5 (5.18m x 3.18m)

Sliding patio doors to private balcony; double glazed window to rear; radiator with fitted cover; wood effect flooring.

### BALCONY

9'4 x 3'8 (2.84m x 1.12m)

### KITCHEN

11'8 x 8'4 (3.56m x 2.54m)

Double glazed window to rear; fitted with a range of Shaker style wall and base units with worktops to two walls; inset stainless steel sink unit; built-in gas hob with extractor hood over; built-in electric oven; washing machine and dishwasher to remain.

### BEDROOM 1

14'7 x 10' (4.45m x 3.05m)

Double glazed windows to front and side; radiator with fitted cover; wood effect flooring.

### BEDROOM 2

10'6 x 8'1 (3.20m x 2.46m)

Double glazed window to front; radiator with fitted cover; wood effect flooring.

## BATHROOM

Double glazed window to front; stylishly appointed suite comprising panelled bath with brand-new built-in shower over and fitted Crittall style glass shower screen; WC; pedestal wash basin; part tiled/part panelled walls; radiator with fitted cover.

## PARKING

Allocated space within underground car park. There is also a useful private store room accessed through the car park.

## COMMUNAL GROUNDS

Well kept communal grounds to front and rear, mainly laid to lawn with a variety of mature trees surrounding.

## LEASE & MAINTENANCE

LEASE - 189 years from 25/3/92. 157 years remaining.

MAINTENANCE - £2194.88 for 2023

GROUND RENT - n/a

## COUNCIL TAX

London Borough of Bromley - Band C



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.