



£265,000 Leasehold

**42 Hillside Road
Shortlands**

Bromley, BR2 0ST

- SPACIOUS APARTMENT
- ONE DOUBLE BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISHY APPOINTED KITCHEN & MODERN
- SPACIOUS LOUNGE
- USEFUL BOX ROOM/OFFICE
- RESIDENTS PARKING
- SET BACK FROM THE ROAD
- CLOSE TO SHORTLANDS/BROMLEY SOUTH
- EPC - BAND C



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Positioned in a highly popular and convenient location and set back from the road, is this beautifully presented and spacious one bedroom apartment situated to the first floor of a purpose built block.

Conveniently situated within close proximity to Bromley town centre with its vast array of shops, restaurants, bars and local amenities, as well as being just 0.4 miles away from Shortlands station and 0.7 miles from Bromley South station, providing fast and frequent train services to central London.

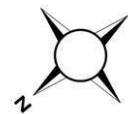
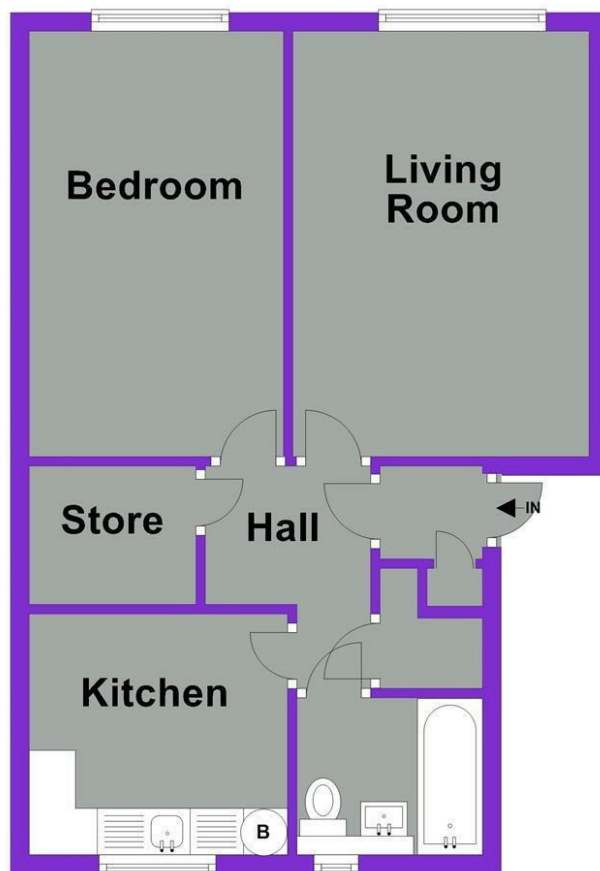
The property, which has been completely updated within the last two years, provides bright and spacious accommodation which comprises: an entrance hallway with two large storage cupboards plus a great box room measuring 6' x 4'8" which is currently used as a home office. The living room enjoys an attractive view to the rear across the gardens and measures 15'; the bedroom is also of a similar large size.

The bathroom and kitchen are both of a good size and provide stylish and well appointed fitments. Additional benefits include a Vaillant gas combi boiler and double glazing throughout. There is also residents car parking and well kept communal grounds.



First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



COMMUNAL HALL

Stairs to first floor.

ENTRANCE LOBBY**ENTRANCE HALL**

Two useful built-in storage/coats cupboards; door to box room.

LOUNGE

15' x 10'4 (4.57m x 3.15m)

Double glazed window to rear overlooking gardens; radiator; grey woodgrain effect flooring.

KITCHEN

8'10 x 8'5 (2.69m x 2.57m)

Double glazed window to front; range of modern fitted wood effect wall and base units with worktops to three walls; inset stainless steel sink unit; part tiled walls; tiled flooring; spaces for appliances; cupboard housing Vaillant gas combi boiler.

BEDROOM

14'9 x 8'10 (4.50m x 2.69m)

Double glazed window to rear; radiator; grey woodgrain effect flooring.

BATHROOM

Double glazed window to front; appointed with a modern suite comprising bath with built-in shower over; fitted wash basin/vanity storage unit; WC; part tiled walls; tiled flooring; heated towel rail.

BOX ROOM/OFFICE

6' x 4'8 (1.83m x 1.42m)

A useful room currently used as a home office., fitted wall shelving.

OUTSIDE

Well kept, communal grounds, mainly lawn.

PARKING

Residents parking to front, not allocated.

LEASE & MAINTENANCE

LEASE - Approx 93 years remaining.

MAINTENANCE - Approx £360 per half year.

GROUND RENT - Currently £10 pa

COUNCIL TAX

London borough of Bromley - Band C

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.