



5 Baydon Court 2-8 Durham Avenue

Bromley, BR2 0RF

**£1,700 Per Month**    **EPC: C**

 **Maguire Baylis**



A bright and spacious raised ground floor apartment forming part of a well kept block within walking distance of Bromley South station.

This super property, which is offered to rent unfurnished and available immediately, provides well planned accommodation which comprises: lounge and separate fitted kitchen; two double bedrooms - the master with a good range of built-in wardrobes; bathroom with electric shower over the bath.

Baydon Court is set on the corner of Durham Avenue, an attractive tree-lined residential road within easy reach of Bromley town centre with great transport links to London (fast trains to Victoria in 17 minutes), plus numerous shopping, eating and entertainment facilities. Outside, there are communal gardens plus allocated off street parking.

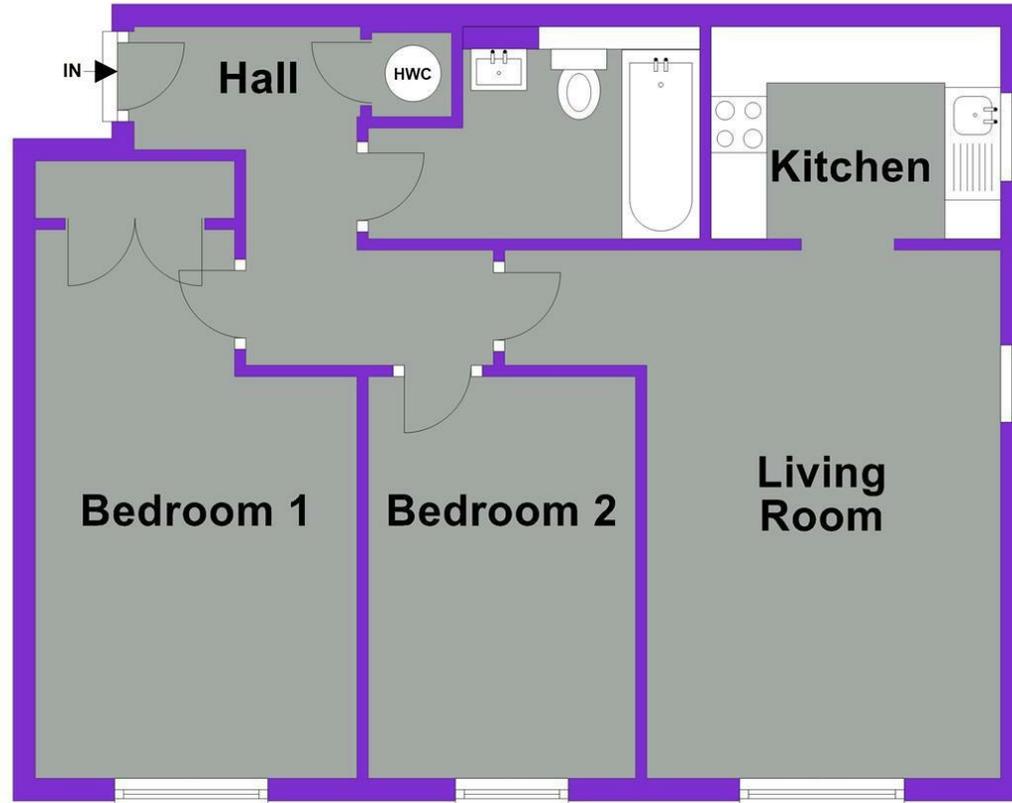
- RAISED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE
- KITCHEN WITH APPLIANCES
- MODERN BATHROOM SUITE
- EASY REACH BROMLEY SOUTH
- ALLOCATED PARKING
- UNFURNISHED \*\* AVAILABLE IMMEDIATELY
- SUPER LOCATION





## First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 56.8 sq. metres (611.4 sq. feet)

## COMMUNAL HALL

### ENTRANCE HALLWAY

Cupboard housing hot water cylinder, electric wall heater; herringbone style flooring.

### LOUNGE

15'8 x 10'4 (4.78m x 3.15m)

Windows to side and rear; electric heater; archway to:

### KITCHEN

8'2 x 6'1 (2.49m x 1.85m)

Window to side; fitted with a range of wall and base units with worktops to three walls; electric oven and hob with extractor hood; washing machine and fridge; vinyl flooring; part tiled walls.

### BEDROOM 1

16' (max) x 9'1 (4.88m (max) x 2.77m)

Window to side; electric heater; built-in triple wardrobe.

### BEDROOM 2

12'3 x 7'9 (3.73m x 2.36m)

Window to side; electric heater.

### BATHROOM

Suite comprising bath with electric shower over; WC; pedestal wash basin; part tiled walls; vinyl flooring.

### PARKING

Allocated off street parking.

### GARDENS

Well maintained communal gardens.

### COUNCIL TAX



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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.