



6 Mount Arlington 37 Park Hill Road

Shortlands, BR2 0LB

**£1,700 Per Month EPC: C**

 **Maguire Baylis**





A beautifully appointed second floor apartment which provides stunning two double bedroom accommodation in a desirable location.

The property is located within a highly convenient residential road with Shortlands station is just a few minutes walk and easy access to both Bromley and Beckenham town centres. This spacious property is well appointed with a fully fitted kitchen with integrated appliances, luxurious bathroom suite. Both bedrooms are of a good double size and also feature a range of built-in wardrobes.

The large living room provides a super aspect to the rear overlooking the attractive communal gardens.

Much of the property features attractive solid wood parquet floors, there is also a lift service in the block.

A lovely property which is offered to let unfurnished and available end July/early August.

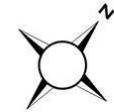
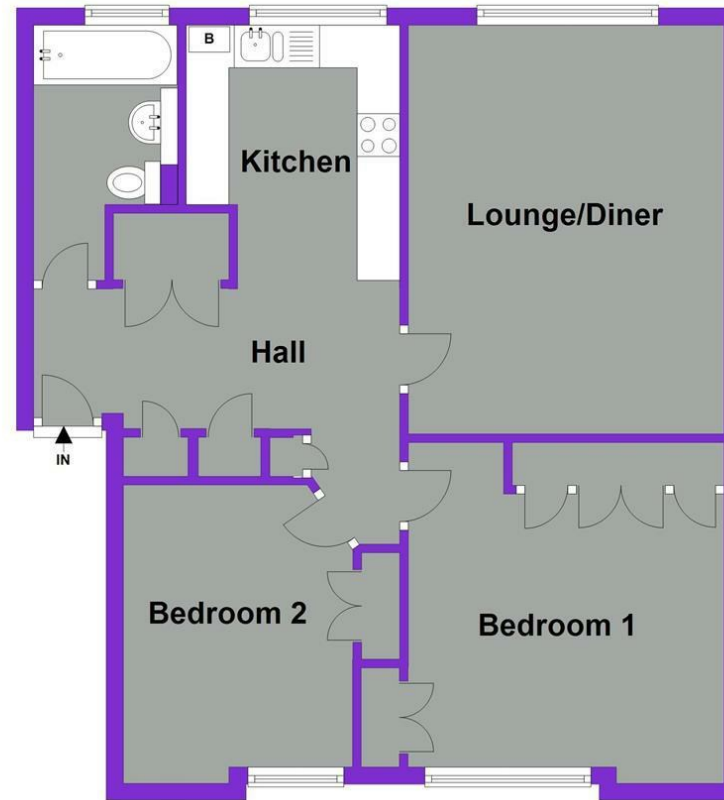
- STUNNING SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN
- SPACIOUS LOUNGE
- LUXURIOUSLY APPOINTED BATHROOM
- LIFT SERVICE TO ALL FLOORS
- ATTRACTIVE COMMUNAL GARDENS
- UNFURNISHED/AVAILABLE END JULY
- SHORT WALK TO STATION/SHOPS
- EPC - BAND C





## Second Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

This plan is for general layout guidance and may not be to scale.

Plan produced using PlanUp.



### COMMUNAL HALL

Stairs and lift service to second floor.

### HALLWAY

A bright and spacious entrance hall which is open plan to the kitchen; parquet flooring; two built-in storage cupboard plus a further built-in double utility cupboard housing the washing machine and tumble dryer; intercom handset.

### LOUNGE

15'7 x 12'1 (4.75m x 3.68m)

Large double glazed window to rear overlooking the attractive communal gardens; parquet flooring; radiator.

### KITCHEN

10' x 8' (3.05m x 2.44m)

Open plan from hallway allowing for a modern, spacious feel. The kitchen is fitted with a good range of modern Shaker style wood effect wall and base units with granite effect worktops to three walls; inset stainless steel sink unit; built-in gas hob with extractor hood over; electric oven; integrated fridge and freezer; part tiled walls.

### BEDROOM 1

12'2 x 12'5 (3.71m x 3.78m)

Double glazed window to front; built-in double wardrobe plus range of modern fitted wardrobes to one wall; radiator; parquet flooring.

### BEDROOM 2

11'8 x 7'9 (3.56m x 2.36m)

Double glazed window to front; radiator; built-in double wardrobe; parquet flooring.

### BATHROOM

A well appointed bathroom suite comprising panelled bath with built-in shower over and fitted bi-folding shower screen; fitted wash basin; WC; fully tiled walls and fitted wall mirrors; heated towel rail; tiled flooring.

### COMMUNAL GARDENS

Attractive and extensive communal gardens, the rear with a large area of lawn and surrounded with mature trees and shrubs providing a leafy setting.

### PARKING

Residents parking within grounds. Further parking available on street, not restricted.

### 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.