



## Martins Road, Bromley, BR2 0EE

- Guide Price £300,000 to £325,000
- Ground Floor
- New lease upon completion
- Bromley Town Centre 0.5 miles
- Outstanding Schools
- Two bedrooms
- Communal Gardens
- Shortlands Train Station 350 metres
- Beckenham Town Centre 1.4 miles
- EPC C

**Guide Price £300,000 to £325,000**





# Martins Road, Bromley, BR2 0EE

Guide Price £300,000 to £325,000. Well presented, two bedroom ground floor flat - 350 metres from Shortlands Rail Station.

This flat has been a lovingly maintained family home for over 18 years, and has some wonderful features such as a sprung parquet floor in the lounge, and a resealed wood worktop in the kitchen.

The reception is over 14ft deep with a feature fire surround and a picture window overlooking the communal gardens. The separate kitchen has solid tiled floor, wood worktops, butler sink, integrated oven and hob, fitted units and space for fridge, freezer and washing machine.

The main bedroom is over 14ft deep; a calm retreat of space, style and light. The second double bedroom is over 11ft deep; and a decent second double, or suitable for 2 single beds.

The bathroom has a 3 piece white suite, with shower over bath, and white metro tile surround.

The entrance hall has a new oak front door and high quality flooring.

The communal gardens are outside the back of the flat with space for pot plants and a place to relax and play.

There will be a new lease upon completion. Ground Rent is £10pa.

There are outstanding schools locally, plus good transport links to Bromley and Central London, making it a great choice for families and commuters alike. The green space of Queensmead Recreation Ground is at the end of the road, with Martins Hill and Church House Gardens beyond that.

Please call the Sales Team at Hunters to arrange your viewing.

Shortlands Train Station 0.2 miles

Local Shops 0.2 miles

Shortlands Golf Club 0.3 miles

Bromley Town Centre 0.5 miles

Churchill Theatre 0.5 miles





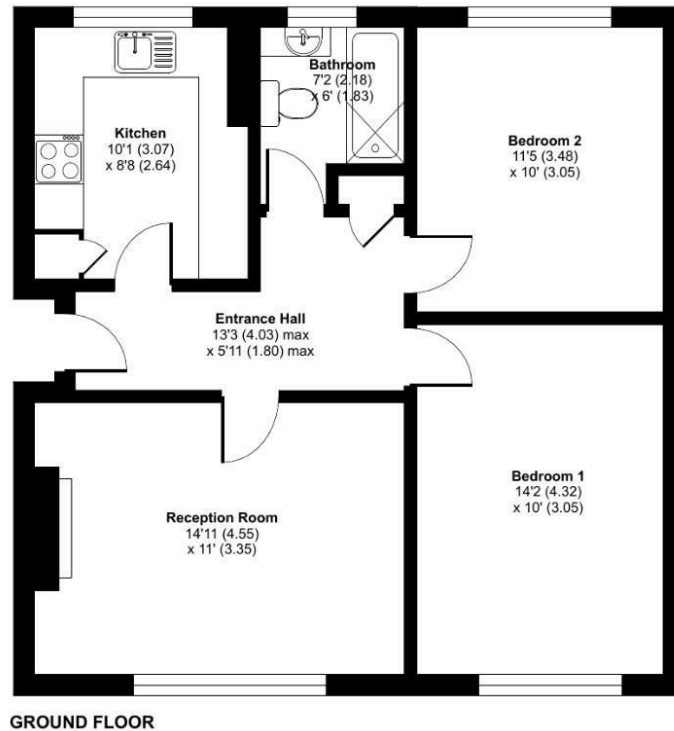




## Martins Road, Bromley, BR2

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1311603

### Viewings

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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