



MAYS HILL ROAD

Beds 2 | Baths 1 | Reception Rooms 1

jdm present to the market October Court, a property brimming with potential, ideally situated between both Bromley South and Shortlands Stations. In need of complete modernisation throughout, the property offers a blank canvas for creative renovation.

The property comprises of two excellent sized bedrooms, both bedrooms provide ample space, and benefit from built in storage. The main bathroom is spacious, offering a great foundation for a luxurious and modern redesign, there is also an additional W/C. The kitchen is bright and spacious, with plenty of room and natural light, the kitchen has the potential to become the heart of the home. The large living area provides a versatile space for relaxation and entertaining, ready to be transformed into a contemporary haven.

Externally the property benefits from well-kept communal gardens and a garage.

The property is ideally located in a quiet, tree lined road, the property is within walking distance of two stations, local shops and several schools.

This property is subject to probate and we are instructed by an executor who has limited knowledge of the property; therefore we have used our best endeavours to include all material information in the property particulars, however please be advised that you should make your own independent enquiries.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PROPERTY INFORMATION

SERVICES

- Council Tax D

LEASEHOLD INFORMATION

- Service Charge: £TBC
- Ground Rent: £TBC
- Leasehold Expires: 24/06/3004

IMPORTANT NOTICE

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

Mays Hill Road, BR2

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JDM Estate Agents. REF: 1146665

