



**Blakeney Road, Beckenham**

Asking Price £325,000



## Property Summary

Propertyworld is delighted to present this spacious, two-bedroom, first floor apartment with a share of freehold and private garage in Blakeney Road, Beckenham. The property is offered with VACANT POSSESSION and NO CHAIN.

The property has almost 700 square feet of bright, airy accommodation which benefits from an abundance of natural light. Requiring a modest upgrade (new kitchen, bathroom etc) it represents an excellent opportunity to both add value and allow the new owner to put their personal stamp on the apartment.

The property is double glazed throughout and also benefits from a private balcony in the huge 18ft reception room. Both bedrooms are doubles, although the principal is larger, and comes with integrated wardrobes and a striking parquet wooden floor. The kitchen is generously proportioned and perfectly functional as is, although will benefit from an upgrade. Similarly, there is a bathroom and separate W.C which is clean and in good condition but would benefit from being opened up to create a significantly larger feeling space in time.

Embassy Gardens is a popular low-rise, well-run development set within gorgeous, manicured grounds. Located in sought after Blakeney Road, it has an enviable location, just a 5 minute walk to Beckenham High Street with its wide range of restaurants, gastropubs, independent retailers and coffee shops. Both Blakeney Road, and Beckenham itself are green and leafy and you have a choice of stunning parks nearby including the gorgeous Kelsey Park and Beckenham Place Park. There are 5 in total all within walking distance.

Finally, the transport links are exceptional. With 3 mainline stations all under 10 minutes (Beckenham Junction, New Beckenham, Clock house) together with the train network at Beckenham Junction and multiple bus routes.

This is a perfect for first time buyers and investors alike looking for a good value, solid rental investment.

## Property Summary

- Two bedroom apartment
- Private garage
- Share of freehold
- Vacant possession & No chain
- Set in attractive gardens
- Small private balcony
- Requires some modernisation
- 18 ft reception room
- EPC Rating D
- Council Tax band C

## Our Vendor Loves...

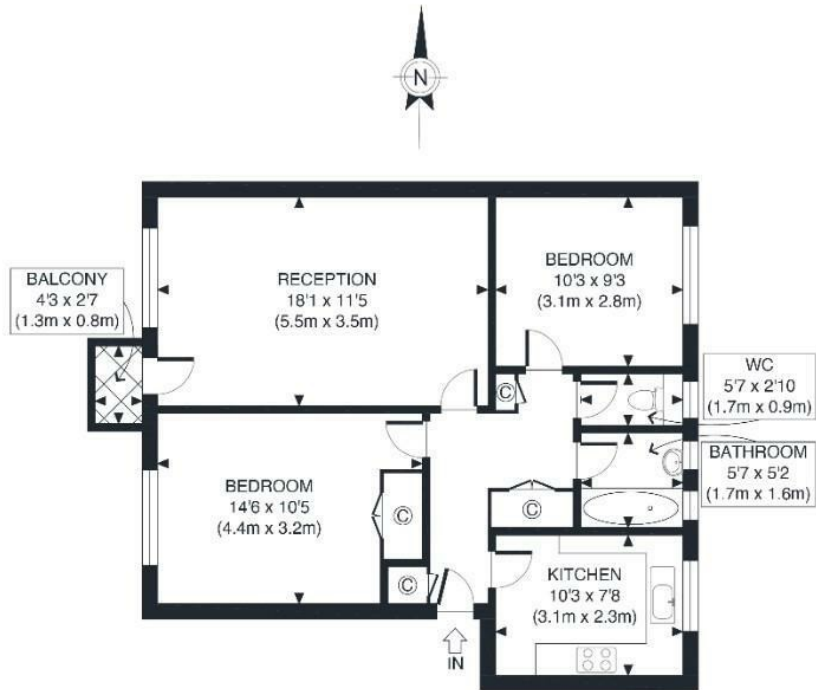
"The owner of the property lived in the property for many years, very happily. She was also a member of the management company. We hope the new owner loves living in the property just as much as she did."





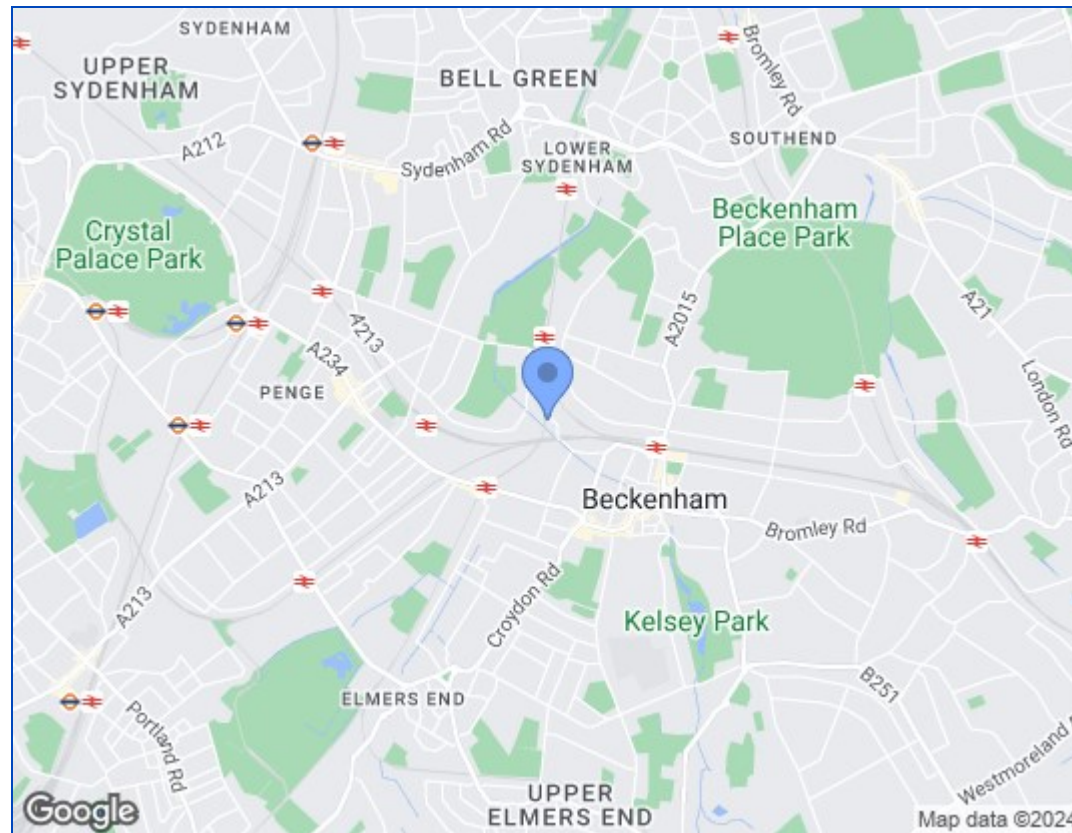






GROSS INTERNAL FLOOR AREA 680 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT / 63 SQM	Embassy Gardens
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 12/10/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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