



Albemarle Road, Beckenham

Price Guide £425,000



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C

Property Summary

PRICE GUIDE £425,000 - £450,000

Propertyworld is delighted to present this spacious, two double bedroom, apartment with private balcony in Regents Court, Albemarle Road, Beckenham. The property is offered with SHARE OF FREEHOLD, a 900 YEAR PLUS LENGTH LEASE, VACANT POSSESSION and NO CHAIN. The property also comes with its own PRIVATE GARAGE, and additional visitor parking.

Situated on the second floor of this modern, development, on Albemarle Road, one of Beckenham's finest addresses; a leafy boulevard within easy walking distance of three mainline train stations - Beckenham Junction, Ravenscroft and Shortlands.

The apartment is generously proportioned and blessed with an abundance of natural light. The main reception is an incredible 23ft long, providing ample room to relax and to dine. The balcony offers a private al fresco spot, with views over the pretty communal gardens. The kitchen is modern and fully fitted with a range of white wall and base units and integrated electric oven, hob and extractor. Both the bedrooms are good size double though the principle is slightly larger. The bathroom is a well-appointed with a contemporary three piece suite and an over bath shower.

Albermarle Road is a wide leafy road that leads into the centre of Beckenham. You have a wealth of excellent restaurants, coffee shops, independent retailers and supermarkets nearby as well as numerous bars and gastropubs.

This is an excellent first time buy with the benefit of NO CHAIN and VACANT POSSESSION.

Penge Sales

020 8659 1005

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Property Summary

- Two bedroom apartment
- Share of freehold
- 900 plus lease
- Privaye garden
- No chain and Vacant possession
- Pribate balcony
- Extremely spacious
- Sought after location
- EPC Rating C
- Council Tax Band E

Our Vendor Loves...

"The flat is situated on the back of the block away from the road with a south-facing kitchen and living area and an additional private balcony that receives the sun all day and gives a view of the sun setting into the evening. Even in the winter the flat is bright due to its south-facing aspect and will stay warm and comfortable. The living area and balcony overlook the well-maintained and well-planted large communal garden. The living area is especially large and it's well suited to a dining table. The property is within easy walking distance of Ravensbourne, Shortlands, and Beckenham Junction and close to the 227 bus route. It's also very convenient to walk to Beckenham High Street with its vast array of bars, cafes and restaurants and there's a very good Waitrose supermarket close to Beckenham Junction. The apartment benefits from some off-street visitor parking at the rear of the block and each property has its own private garage so parking a car is never an issue."







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT

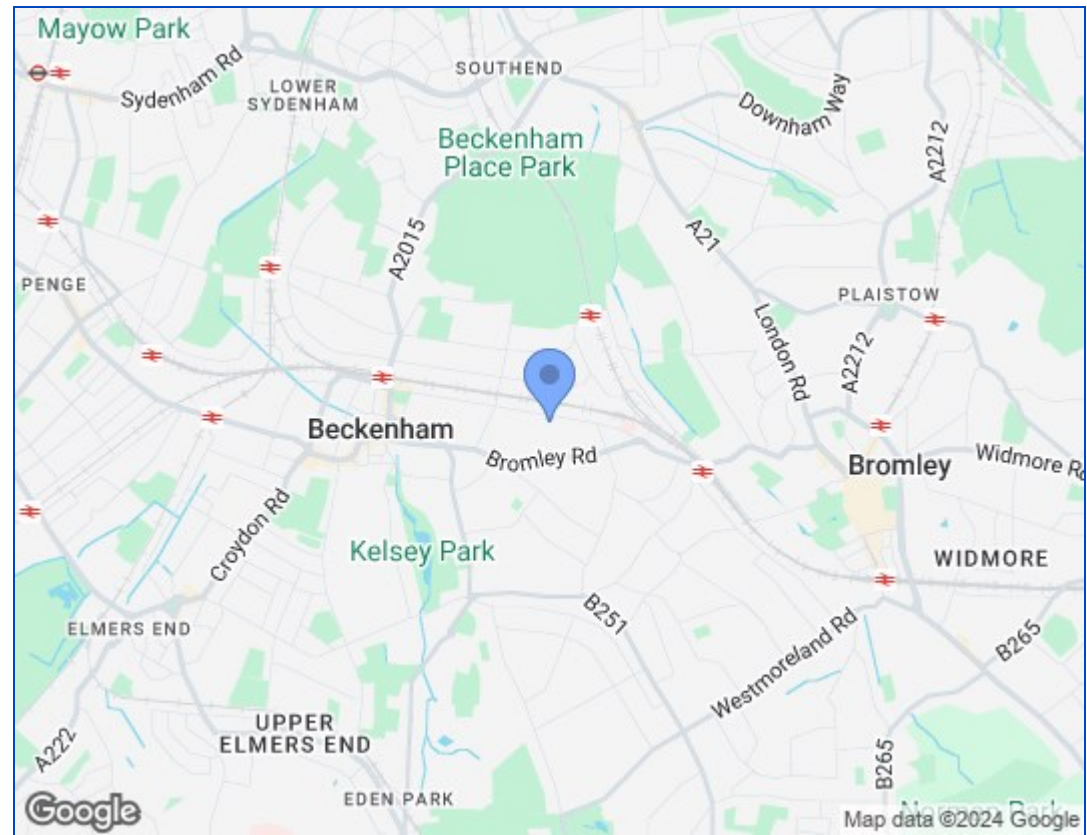
APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQM

regents court

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 12/09/24

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	

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