



## 17 Ringwold Close Beckenham, BR3 1TZ

**Asking Price £220,000**

Welcome to this charming one-bedroom flat located on Ringwold Close in Beckenham, BR3. This delightful property, built in the 1970s, offers a comfortable living space of 494 square feet and is perfect for those seeking a convenient and low-maintenance lifestyle.

As you enter through your own front door, you are welcomed by an entrance hallway that sets the tone for the practical layout of the flat and also benefits from three large storage cupboards. The reception room is a lovely space for relaxation or entertaining guests, while the separate kitchen provides functionality for all your culinary needs. The bedroom is well-proportioned, offering a peaceful retreat at the end of the day, and the bathroom is conveniently located nearby.

One of the standout features of this property is that it is sold chain-free, making the buying process smoother and more straightforward. Additionally, residents will benefit from access to a communal car park, providing ease of parking in this desirable area.

Situated within walking distance of Kent House station, this flat is ideal for commuters, offering excellent transport links to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

This first-floor flat presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its practical layout, convenient location, and chain-free status, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely home for yourself.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FLAT
- PURPOSE BUILT
- FIRST FLOOR
- CHAIN FREE
- OWN FRONT DOOR
- SEPERATE KITCHEN
- FOUR BUILT-IN STORAGE CUPBOARDS
- COMMUNAL CAR PARK
- 4 MINUTE WALK TO KENT HOUSE STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)



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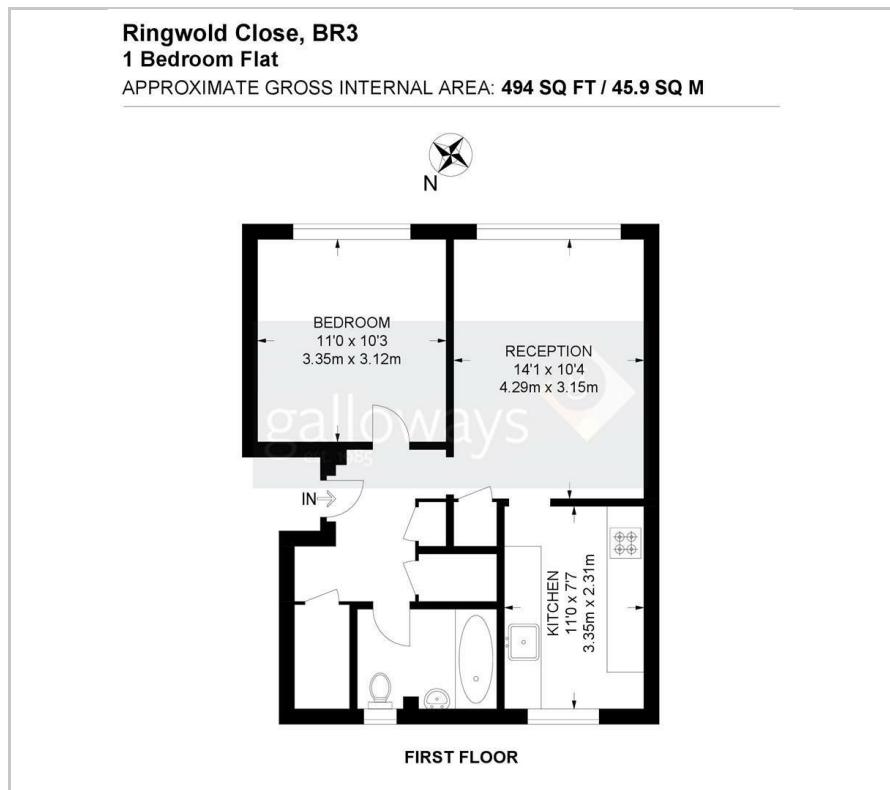
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## Floor Plan

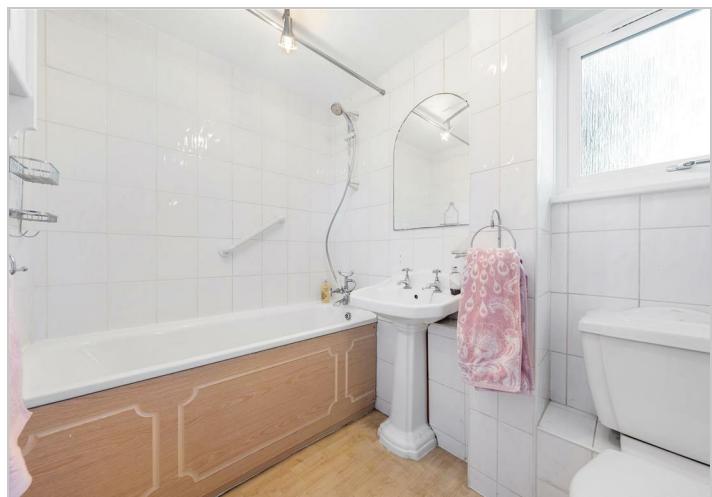


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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