

## Hayes Lane, Beckenham, BR3 6SP

**£320,000 Share of Freehold**

Spacious 'Chain Free' first floor apartment offered with extended lease and a share of the freehold, located close to local shops and with easy reach of Bromley South Station & High Street. The property boasts modern fitted kitchen, two double bedrooms, large reception, family bathroom and secure underground parking space. There are extensive communal gardens and ample off street parking to front. Located on the borders of BR2, BR3 and BR4 there are bus routes to Beckenham, Hayes and Bromley South with excellent train links to London. There are also good local schools nearby. Ideal for a multitude of buyers.



## COMMUNAL ENTRANCE



Secure entry phone handset operated door leads into communal entrance hall.

## ENTRANCE HALL 9'10 x 2'9 (3.00m x 0.84m)

Wall mounted entry phone handset, large built in storage cupboard. second cupboard housing the immersion and water tanks.

## LOUNGE 20'8 x 10'5 (6.30m x 3.18m)



Double glazed window to front, two wall mounted electric heaters, TV aerial and Sky access points.

## FITTED KITCHEN 11' x 7' (3.35m x 2.13m)



Double glazed window to front, range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with drainer, space and plumbing for washing machine and dishwasher and space for tall fridge freezer. Vinyl flooring, electric cooker point and down lights.

## BEDROOM ONE 15'2 x 10'2 (4.62m x 3.10m)



Double glazed window to rear and wall mounted electric heater.

## BEDROOM TWO 9'10 x 7'3 (3.00m x 2.21m)



Double glazed window to rear and wall mounted electric heater.

## FAMILY BATHROOM 7' x 6' (2.13m x 1.83m)



Opaque double glazed window to side, tiled floor and part tiled walls. White suite comprising panel

bath with wall mounted Triton electric shower and screen, low level WC, pedestal wash hand basin, chrome towel warmer and wall mounted electric heater.

### **COMMUNAL GROUNDS & PARKING**



Well kept communal grounds with visitors parking to front and access to secure gated underground parking.

### **LEASE & CHARGES**

We are informed the property comes with a Share of the Freehold and the leasehold element has 144 years remaining. The service charges are approximately £1400 per annum.

### **TOTAL FLOOR AREA**

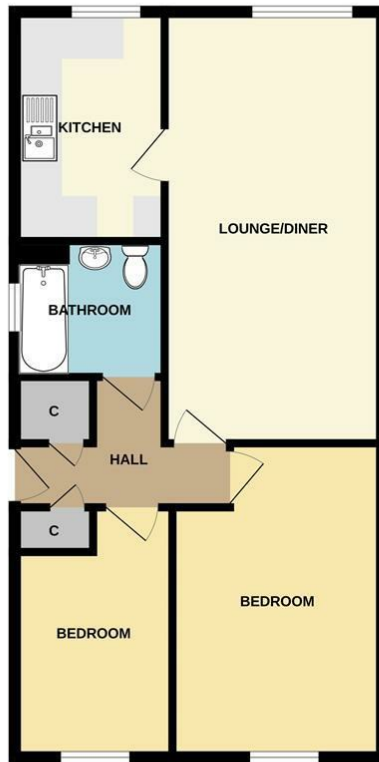
The internal area as per the Energy performance certificate is 59sqm (Approximately 635sqft)

### **COUNCIL TAX BAND 'D'**



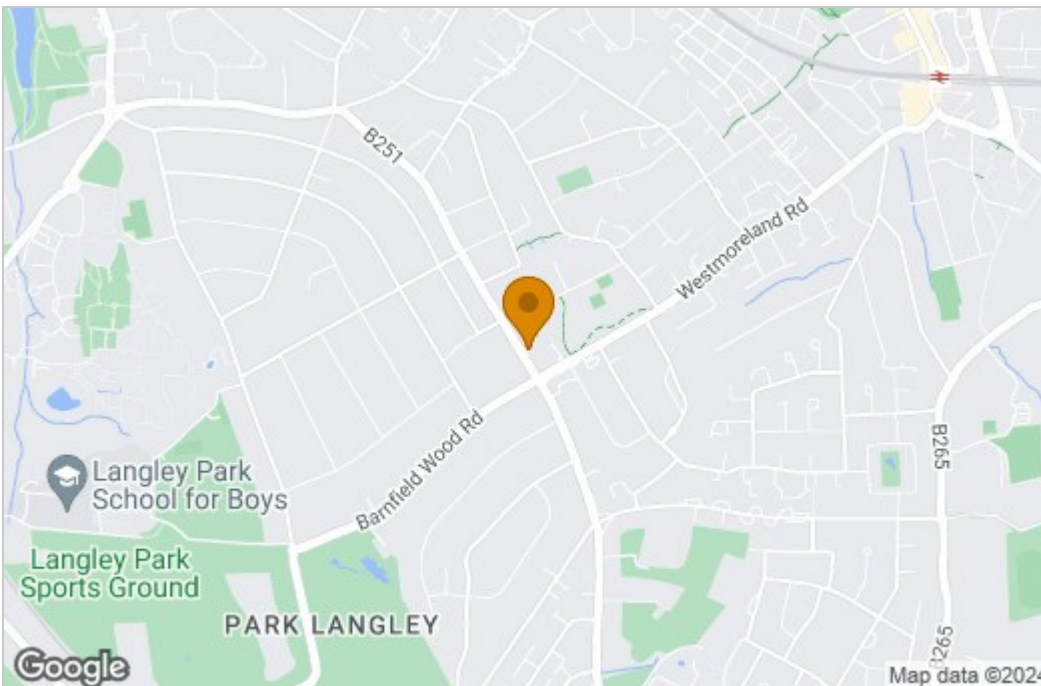
# Floor Plan

GROUND FLOOR

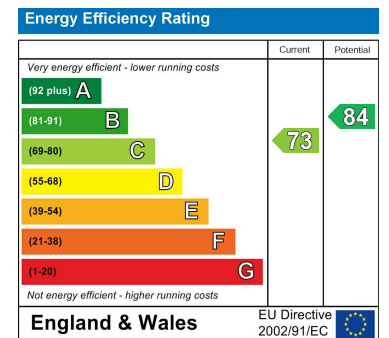


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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