

## 29 Beck Court

Beck Lane, Beckenham, Kent, BR3 4RB



**PRICE: £140,000**

**Lease: 125 years from 1988**

### Property Description:

A ONE BEDROOM APARTMENT LOCATED ON THE GROUND FLOOR OF THIS RETIREMENT DEVELOPMENT This Property is offered on a 70% shared ownership and 30% being retained by Hyde Housing Association. The Price indicated is for the 70% share of the property. Beck Court is a conveniently located giving access to Birkbeck tram/rail stop and Elmers End tram/train stop. The 354 bus stops directly outside Beck Court and goes to Bromley via Beckenham or to Penge in the opposite direction. There are other bus services to Sydenham and Crystal Palace. There are several good doctors surgeries.. There is a large Tesco by Elmers End train station. Car park – residents have access to the car park on a first-come-first-served basis. We have fewer spaces than residents cars now so a space cannot be guaranteed.

Development Manager  
Communal Lounge  
Communal Garden  
24 hour Appello emergency call system  
Guest Suite

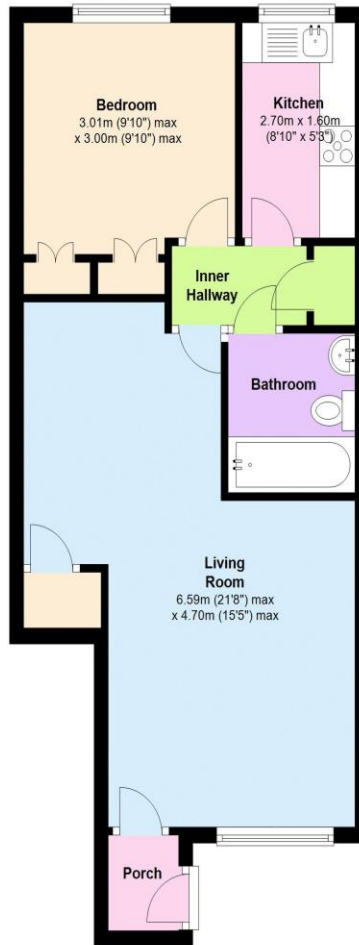
Communal Digital TV Aerial  
Minimum Age 55  
Lease: 125 years from 1988



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Floor Plan**

Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 45.7 sq. metres (492.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	61	65
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/26**

**Annual Ground Rent:**

**£0.00**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£2,493.73**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**  
**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.