



13 Wych End 49 Copers Cope Road

Beckenham, BR3 1NX

£250,000 Freehold EPC: D

 Maguire Baylis



Guide Price: £250,000 - £275,000. Maguire Baylis are pleased to offer to the market this one bedroom apartment situated to the top floor of a well kept private block.

This super property, which is offered for sale on a chain free basis, provides bright and spacious accommodation and forms part of a highly popular and convenient residential road just yards from New Beckenham station (services to Cannon Street and Charing Cross) and also close to Beckenham Junction (services to London Victoria) plus the surrounding High Street amenities.

Internally, the property provides a spacious entrance hallway with two large storage cupboards, the lounge with large double glazed windows allowing light to flood in, plus also featuring French doors to the private balcony to the front. The kitchen, which would benefit from updating, provides a range of fitted units. The spacious double bedroom features a large fitted wardrobe, and the bathroom features a bath with electric shower over.

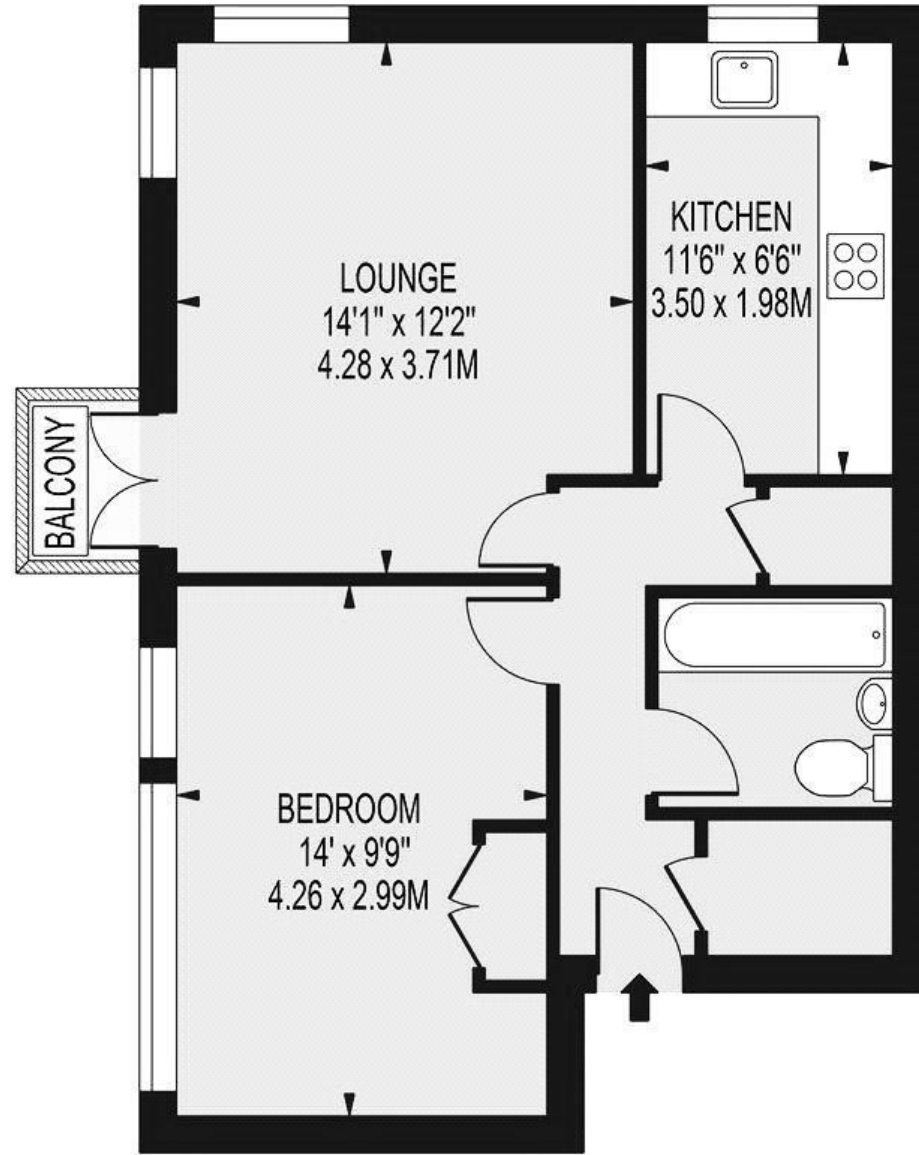
Outside, there is a private garage to the rear, residents parking, plus well kept communal gardens.

- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH FITTED WARDROBE
- LOUNGE WITH SMALL PRIVATE BALCONY
- KITCHEN WITH FITTED UNITS
- BATHROOM WITH SHOWER OVER BATH
- USEFUL STORAGE CUPBOARDS
- PRIVATE GARAGE TO REAR
- WELL KEPT COMMUNAL GARDENS
- FANTASTIC LOCATION - CLOSE TO STATIONS/HIGH STREET
- CHAIN FREE SALE \*\* EPC - BAND D





APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.82 SQ M



### **COMMUNAL HALLWAY**

Stairs to top floor.

### **ENTRANCE HALL**

Two large built-in storage cupboards; radiator; entryphone handset.

### **LOUNGE**

14' x 12'3 (4.27m x 3.73m)

Double glazed windows to front and side; double glazed French doors leading to small private balcony to front.

### **KITCHEN**

11' x 6'5 (3.35m x 1.96m)

Double glazed window to side; fitted with grey wall and base units with inset stainless steel sink; spaces for appliances; vinyl flooring; wall mounted gas combi boiler.

### **BEDROOM**

14' x 9'7 (4.27m x 2.92m)

Double glazed windows to front; radiator; fitted double wardrobe.

### **BATHROOM**

Skylight roof window; modern suite comprising panelled bath with electric shower over and fitted glass shower screen; pedestal wash basin; WC; fully tiled walls; vinyl flooring; radiator.

### **GARAGE/PARKING**

Private garage at rear. Residents off street parking, not allocated.

### **GARDENS**

Well kept communal grounds, the rear laid to lawn.

### **LEASE & MAINTENANCE**

LEASE - Shared of freehold with a lease of 900+ years

MAINTENANCE - £105 per month

GROUND RENT - n/a

### **COUNCIL TAX**

London Borough of Bromley - Band C



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.