



4 Fontaine Court 1 Hayne Road  
Beckenham, BR3 4HY  
**£250,000 Leasehold EPC: D**

 **Maguire Baylis**



Guide Price: £250,000 – £270,000. Maguire Baylis are pleased to offer for sale this raised ground floor apartment providing bright and spacious one bedroom accommodation and situated within a highly popular and convenient location.

The property forms part of a well kept purpose built development which is located in a highly convenient residential road within easy reach of Beckenham town centre and with great transport links close by including: Beckenham Junction, New Beckenham, Clock House stations plus the nearby tram links.

Internally, the property comprises: a spacious entrance hallway with a useful storage cupboard; an impressive living room providing access to the south facing balcony to the front; kitchen fitted with an attractive range of pale blue units and with built-in oven and hob; bedroom with a large built-in double wardrobe. The bathroom provides a bath with built-in shower over and there is also useful walk-in store room, accessed from the bathroom, offering fantastic storage space and potential to extend and improve the bathroom as required. .

Further benefits include a private garage en bloc plus residents' off street parking. There are communal grounds to the front and rear.



- RAISED GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE WITH SOUTH FACING BALCONY
- FITTED KITCHEN
- BATHROOM WITH WALK-IN STORE CUPBOARD
- HIGHLY CONVENIENT LOCATION
- CLOSE TO HIGH STREET/STATIONS
- GARAGE EN BLOC
- CHAIN FREE SALE



Fontaine Court, BR3		GROSS INTERNAL AREA
CAPTURE DATE	LASER SCAN POINTS	50.3 Sqm / 541.2 Sqft
09/06/2020	100,756,300	



GROSS INTERNAL AREA (GIA) The footprint of the property.	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head.	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.9m
50.3 Sqm / 541.2 Sqft	46.5 Sqm / 500.8 Sqft	0.0 Sqm / 0.0 Sqft	0.0 Sqm / 0.0 Sqft

 	Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.	IPMS 3B RESIDENTIAL 49.7 Sqm / 535.5 Sqft	SPEC ID: Secff36d99d0870a3ea71018
		IPMS 3C RESIDENTIAL 47.1 Sqm / 506.7 Sqft	

## COMMUNAL HALLWAY

### ENTRANCE HALL

Wood laminate flooring; radiator; entryphone handset; built-in coats/storage cupboard.

### LOUNGE

15'7 x 11'2 (4.75m x 3.40m)

Glazed door and windows to front leading to private balcony; radiator; wood laminate flooring.

### BALCONY

South facing private balcony to front.

### KITCHEN

9'7 x 9'6 (2.92m x 2.90m)

Window to side; fitted with a range of attractive pale blue wall and base units with worktops to three walls; inset sink unit; built-in electric oven & hob; spaces for appliances; wall mounted gas combi boiler; vinyl floor tiles; radiator; part tiled walls.

### BEDROOM

11'6 x 10' (3.51m x 3.05m)

Window to front; radiator; built-in double wardrobe.

### BATHROOM

Suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; vinyl flooring; radiator; extractor fan; door leading to large storage cupboard.

### STORE CUPBOARD

5' x 4' (1.52m x 1.22m)

Large storage cupboard with fitted shelving/storage.

## GARAGE/PARKING

Private garage at rear no. 4. Residents off street car parking.

## GARDENS

Communal grounds, mainly lawn.

## LEASE & MAINTENANCE

LEASE - Lease of approx 203 years remaining.

MAINTENANCE CHARGES - Currently £1267 pa

GROUND RENT - tba

## COUNCIL TAX

London Borough of Bromley - Band C



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**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.