

Albemarle Road, Beckenham BR3

Total Floor Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup> (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com

Charles Eden  
ESTATE AGENTS



Flat 8, Fern Court, 62, Albemarle Road Beckenham, Kent BR3 5XS  
Guide Price £425,000 Leasehold - Share of Freehold

MAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 71, Potential 74. Environmental Impact (CO<sub>2</sub>) Rating: Current G, Potential A.

A spacious two double bedroom, two bathroom, purpose built, first floor flat with south facing balcony; located equidistant from Shortlands & Beckenham Junction Stations each 2/3rd of a mile. There is a lift, gas fired central heating, double glazing and a garage. We understand the property is being sold with No Chain



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PROTECTED



Conveniently located equidistant from Shortlands & Beckenham Junction Stations (approximately two thirds of a mile). Beckenham Town Centre has an array of shops, supermarkets, restaurants and bars. There are also good leisure facilities including parks, the Spa Leisure Centre, with pools and gymnasium and the Odeon cinema. The popular Beckenham Place Park is around half a mile

Offering spacious accommodation and a south facing (rear) balcony this aptment is Located on the first floor of the block, which has a passenger lift. The accommodation comprises of a lounge/diner, kitchen with fitted units, bathroom/wc, en suite shower-room/wc and two double bedrooms. In addition there is a garage en bloc, communal gardens, gas fired central heating by way of radiators and double glazing.

### COMMUNAL ENTRANCE

Entry phone system, door leading into communal hall, stairs/lift to:

### FIRST FLOOR

### PRIVATE ENTRANCE

Personal door leading into:

### HALLWAY

Entry phone receiver unit, storage/cloaks cupboard, linen cupboard, verticle radiator.

### LOUNGE / DINER 17'1 x 15'5

Double glazed windows to rear and side, double glazed door leading out to balcony, two radiators, fitted carpet.



### BALCONY 13'3 x 6'0

South facing to rear overlooking communal gardens, wrought iron frame with glazed panels.

### KITCHEN 12'11 x 12'2

Double glazed window to side, range of wall and base units with worksurfaces over, 1 1/2 sink and drainer with mixer tap, four ring gas hob with cooker hood over and oven in housing, space for dishwasher, washing machine and fridge freezer, cupboard housing 'Worcester' boiler (not tested by Charles Eden), radiator, fully tiled walls, vinyl flooring.

### BEDROOM ONE 13'7 x 13'3

Double glazed window to rear overlooking balcony to rear garden, radiator.

Door to:

### EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin with mixer tap, low level WC, extractor fan, fully tiled walls, vinyl flooring.

### BEDROOM TWO 13'6 x 9'7

Double glazed window to side, built-in double wardrobe, radiator, fitted carpet.

### BATHROOM / WC

Panelled bath with shower mixer attachment, wash hand basin with mixer tap, inset in vanity unit, low level WC, radiator, extractor fan, fully tiled walls, vinyl flooring.

### OUTSIDE

### GARAGE

Number 8

Up and over door located en-bloc to rear in the corner.

### COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.



### LEASE

999 years (900 years remaining)

### GROUND RENT

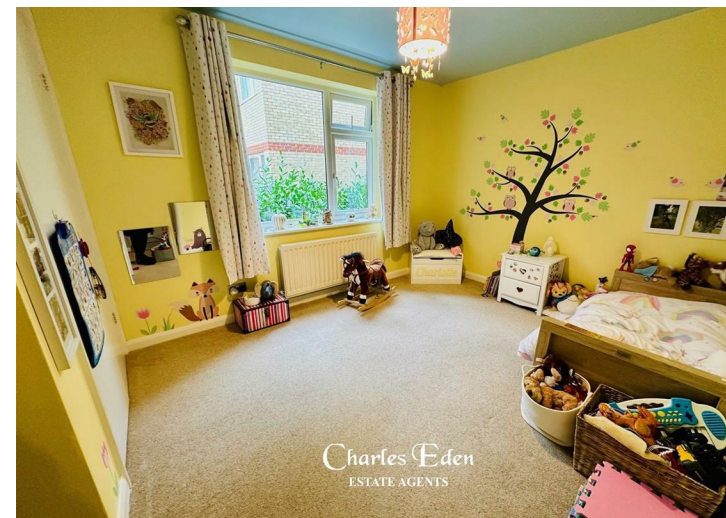
£10.00 p.a.

### MAINTENANCE

£2,097.40 p.a. (including Building Insurance)

### COUNCIL TAX E

### EPC RATING C



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