

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

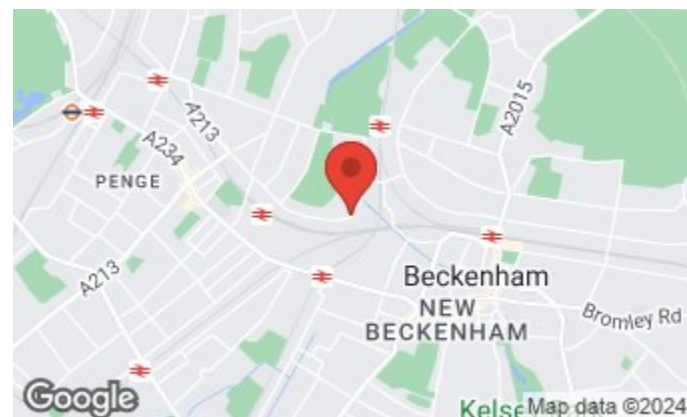
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Charles Eden  
ESTATE AGENTS

4, Knights Court, 85 Kings Hall Road Beckenham, Kent BR3 1LR  
Guide Price £317,500 Leasehold - Share of Freehold

MAP



| Energy Efficiency Rating                    |   | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |                 | Current | Potential               |
|---|---|-------------------------|-----------|---|-----------------|---------|-------------------------|
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                 |         |                         |
| (92 plus)                                   | A |                         |           | (81 plus)   | A               |         |                         |
| (81-91)                                     | B |                         |           | (69-80)   | B               |         |                         |
| (69-80)                                     | C |                         |           | (55-68)   | C               |         |                         |
| (55-68)                                     | D |                         |           | (39-54)   | D               |         |                         |
| (39-54)                                     | E |                         |           | (21-38)   | E               |         |                         |
| (21-38)                                     | F |                         |           | (1-20)  | F               |         |                         |
| (1-20)                                      | G |                         |           |   | G               |         |                         |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                 |         |                         |
| England & Wales                             |   | EU Directive 2002/91/EC | 70        | 77  | England & Wales |         | EU Directive 2002/91/EC |



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naea | propertymark  
PROTECTED

Ideally located for Kent House, New Beckenham & Clock House BR Station is this well presented one bedroom, ground floor apartment located in the desirable area of Kings Hall Road, Beckenham.  
SHARE of FREEHOLD & CHAIN FREE.

Charles Eden and are delighted to present this ground floor one bedroom apartment. The property comprises of a large (19') lounge diner with patio doors opening onto a south facing balcony overlooking communal gardens to front. In addition, there is a fitted kitchen, bathroom/wc, gas fired central heating, double glazing and a garage en-bloc. There are also communal gardens to the rear of the block. Share of Freehold. Chain Free



The property has versatile transport links with New Beckenham/Clock House BR railway station 0.3 miles/0.4 miles respectively and Kent House railway station 0.4 miles away. Whilst Beckenham Town Centre (within a mile of the property) has an array of shops, restaurants and local amenities.

#### COMMUNAL ENTRANCE

The gas meter is located in an outside cupboard near the driveway,

Entry phone system, entrance door leading into:

#### COMMUNAL HALLWAY

Walk-in cupboard housing electric meter, door leading into:

#### PRIVATE ENTRANCE HALL

Entry phone receiver unit, walk-in cupboard, radiator, laminate wood floor.

#### LOUNGE/DINING ROOM 19'1" x 12'9"

Double glazed patio doors leading out to balcony, double glazed windows to front and side, double radiator and laminate wood floor

#### COVERED BALCONY

Southerly aspect with wrought iron railings.

#### KITCHEN 12'9" x 6'0"

Double glazed window to side, range of wall and base units with wood effect worksurfaces over, 1½ bowl ceramic sink and drainer with mixer tap, electric cooker with hood over, washer/dryer, fridge and freezer (all to remain) 'Vaillant' wall mounted gas boiler (not tested by Charles Eden), radiator, part tiled walls, tiled floor.

#### BEDROOM 14'0" x 9'9"

Double glazed window to front, radiator, laminate wood floor.

#### BATHROOM/WC

White bathroom suite comprising: paneled bath with mixer tap, rain showerhead and shower screen, wall mounted vanity unit with single bowl sink and mixer tap, WC, mirror with lighting, chrome towel rail, fully tiled walls, tiled floor.

#### OUTSIDE

#### SINGLE GARAGE

Located en-bloc to rear of the property 4th in from the right. With up and over door.

#### RESIDENTS PARKING

Shared parking within the communal driveway.

#### LEASE

Lease 999 years from 29/10/2014 (990 years remaining)

#### MAINTENANCE

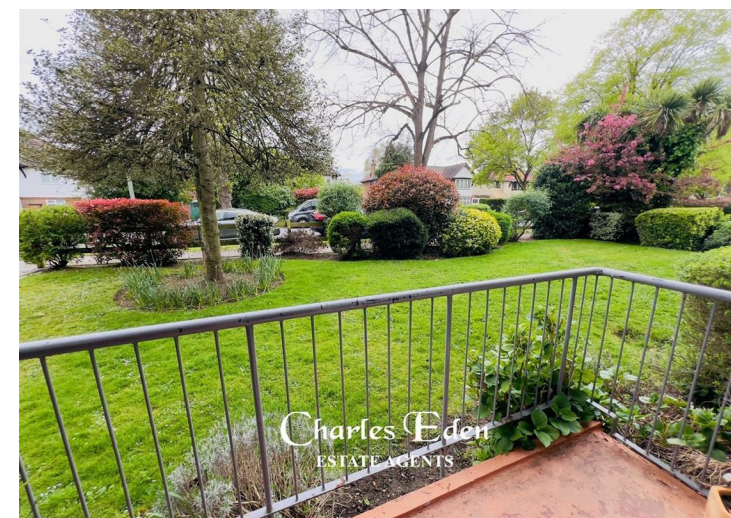
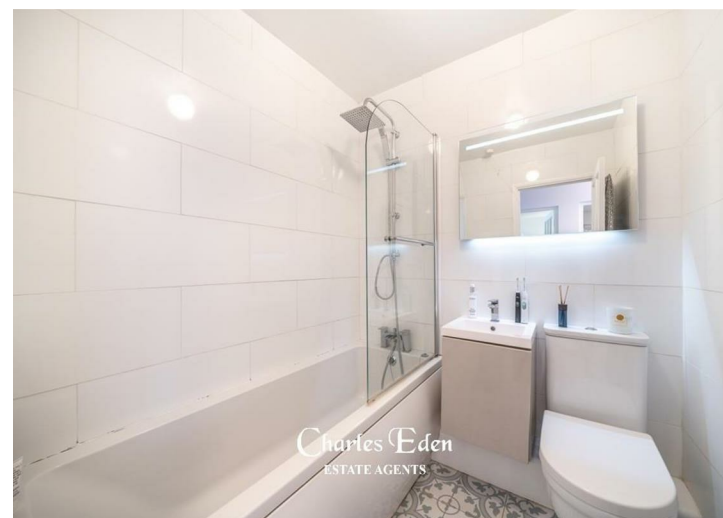
£1,920.00 p.a. (Building insurance included).

#### COUNCIL TAX C

#### EPC RATING C

#### AGENTS NOTE

The photos were taken prior to the current tenancy which has now ended.



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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