

SQUARE FOOTAGE TAKEN FROM EPC
 TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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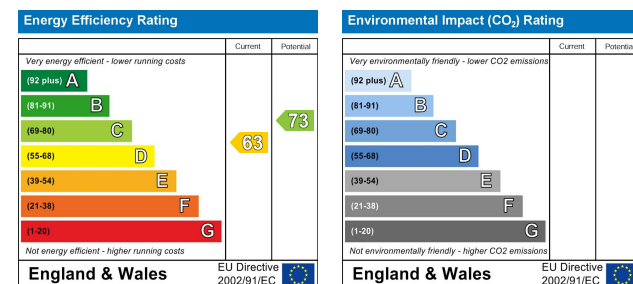


Charles Eden
ESTATE AGENTS

1d, Manor Road, Beckenham, Kent BR3 5JB
 Offers In Excess Of £375,000 Leasehold - Share of Freehold

A well presented TWO BEDROOM split level conversion flat in a Victorian house WITHIN SIGHT OF BECKENHAM HIGH STREET. Lounge/diner, fitted kitchen and modern bathroom.
 SHARE OF FREEHOLD

MAP



020 8663 1964
 charleseden.co.uk



This well presented two bedroom split level (first and second floors) conversion flat is centrally located in Beckenham Town Centre. The accommodation comprises: to the first floor a 15'2 x 13'7 lounge and fitted kitchen; to the second floor there are two bedrooms and a modern bathroom/wc. It also has the added benefit of the use of a beautiful communal rear garden. Other features include double glazing and gas fired central heating.

It is situated close to Beckenham High Street with its array of shops, supermarkets and numerous restaurants and bars. Beckenham has other facilities worthy of note, including beautiful parks (the nearest being Kelsey Park), Odeon multiplex cinema and Spa Leisure Centre with its pools and gymnasium. It is also within a third of a mile of Beckenham Junction Railway Station (serving London Bridge & London Victoria) and Tram Stop (services to Wimbledon via East Croydon).

SHARE OF FREEHOLD

COMMUNAL ENTRANCE

Door leading into:

COMMUNAL HALL

Stairs to:

FIRST FLOOR

Personal door to:

ENTRANCE HALL

Two understairs storage cupboards, radiator, laminate wood flooring.

LOUNGE/DINER 15'2" x 13'7"

Two double glazed windows to front with purpose built shutters, coved ceiling, feature ornate fireplace, double radiator, laminate wood flooring with soundproofing.



KITCHEN 9'7" x 6'5"

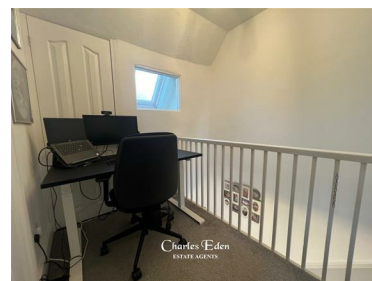
Double glazed window to front, range of wall, display and base units with worksurfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven with four burner gas hob and hood over, space for fridge/freezer, wall mounted 'Baxi' combination boiler (not tested by Charles Eden), radiator, part tiled walls, laminate wood flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

SPACIOUS LANDING

Window to rear from storage cupboard, space for desk, fitted carpet.



BEDROOM ONE 13'6" x 9'9"

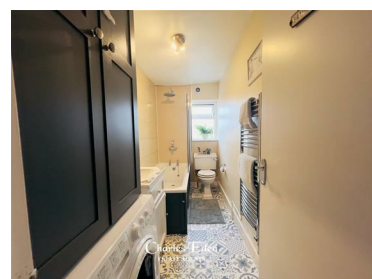
Double glazed window to front with purpose built shutters, walk-in wardrobe area 6'10 x 6'8, double radiator, laminate wood flooring.

BEDROOM TWO 10'4" x 8'0"

Double glazed window to side, double radiator, fitted carpet.

BATHROOM/WC

Opaque double glazed window to side, extractor fan, comprising paneled bath with mixer tap, rainfall shower and glass screen, WC, vanity unit wash hand basin with mixer tap, space for washing machine, large storage cupboard, heated towel rail, part tiled walls, vinyl flooring.



OUTSIDE

COMMUNAL GARDEN

Pathway leading to patio, raised beds and decked areas, play area.

OFF STREET PARKING

First come, first served.

LEASE

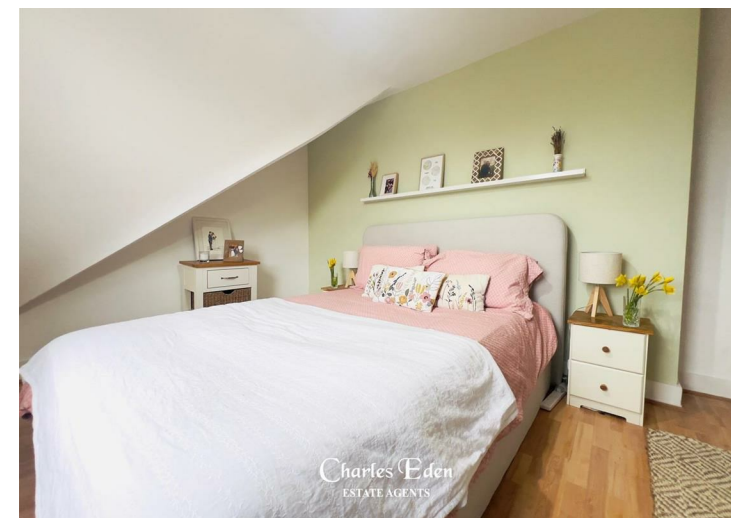
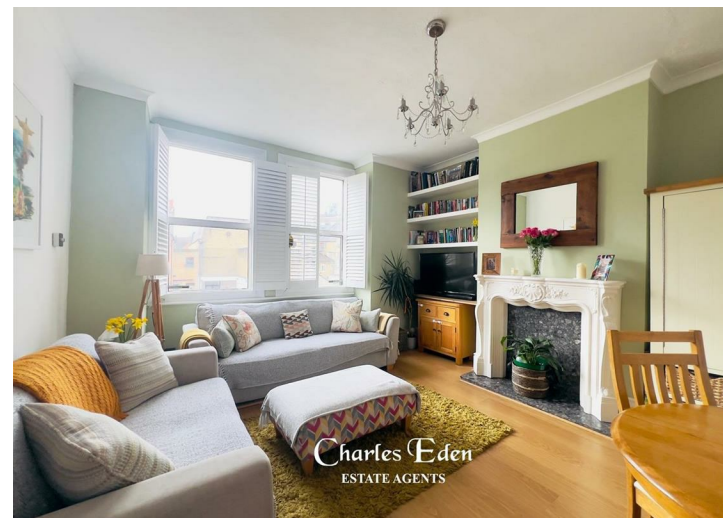
999 Years (994 Years remaining)

MAINTENANCE

£600.00 p.a. (incl building insurance)

COUNCIL TAX C

EPC RATING D



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