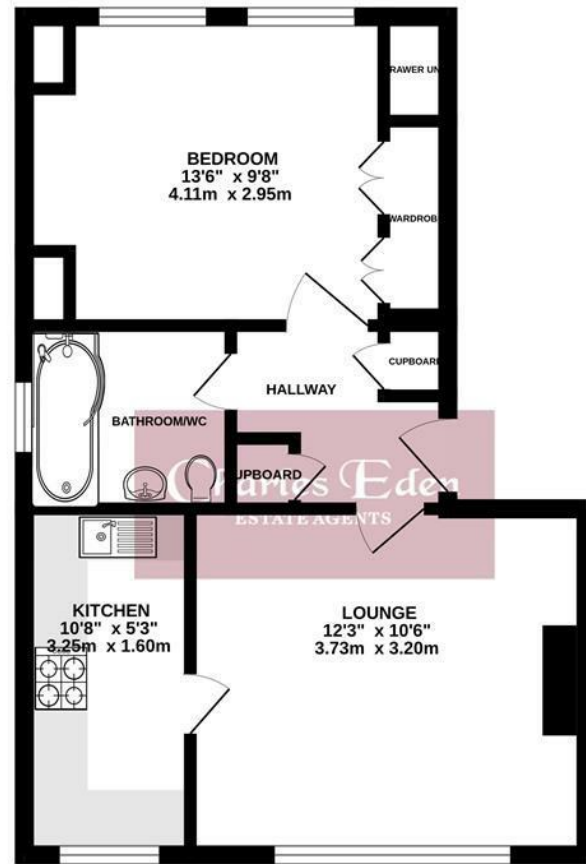


GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC
TOTAL FLOOR AREA: 398sq.ft. (37.0 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.
Made with Metropix 12/2024.

Charles Eden

ESTATE AGENTS



15, Mayford Close, Beckenham, BR3 4XS
Guide Price £259,950 Leasehold

MAP



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	78
	59

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Ideal for a commuting First Time Buyer this well presented one bedroom top/ second floor purpose built flat has an allocated parking space and is located less than 1/4 mile from Elmers End Rail station and Tram stop as well as being about 1/2 mile from Birkbeck Station and Tram stop. Beckenham High Street is just over 1 mile.



020 8663 1964
charleseden.co.uk



A great location for commuters being under 1/2 mile from Elmers End railways station and about 1/2 mile from Birkbeck Station/ Tram Stop which offers services to Croydon and onto Wimbledon. Tram stop and local shops can be found at Elmers End along with Tescos whilst Beckenham High Street is just over a mile.

This top/ 2nd floor purpose built flat is ideal for a first time buyer. It is well presented with views to the rear over the treetops in the communal grounds with an extensive outlook across the surrounding area. There is a hallway with storage cupboard and airing cupboard, reception room giving access to a fitted kitchen, a double bedroom with fitted wardrobes and bedroom furniture as well a bathroom with shower bath. Outside are extensive communal gardens, an allocated parking space and further visitors parking.

COMMUNAL ENTRANCE

Security intercom system. Part glazed door, stairs to:

SECOND FLOOR

PRIVATE ENTRANCE

Door leading into:

HALLWAY

Security intercom receiver unit, storage cupboard, airing cupboard housing hot water tank, electric wall heater, fitted carpet.

Access to loft (not owned) informally used for storage.

LOUNGE 12'3 x 10'6

Double glazed Georgian style windows to rear, coved ceiling, feature wall mounted electric fire, fitted carpet.

KITCHEN 10'8 x 5'3

Double glazed Georgian style window to rear, comprising a range of wall and base units with worksurfaces over, single bowl sink and drainer with mixer tap, four ring induction hob, electric oven with cooker hood over, plumbing for washing machine, under counter fridge and freezer, part tiled walls, vinyl flooring.

BEDROOM 13'6 x 9'8

Coved ceiling, range of fitted bedroom furniture comprising two double wardrobes with matching drawer unit, overhead lockers, bedside tables with display units over, forming double bed recess, electric wall heater, fitted carpet.

BATHROOM/WC

Opaque double glazed Georgian style window to side, comprising white suite: paneled shower bath, with screen, electric shower, vanity unit with sink and mixer tap, mirror wall cabinet, low level WC, fully tiled walls, tiled flooring.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn.

ALLOCATED PARKING

Space number 15 plus visitor parking.

LEASE

189 years from 1982

MAINTENANCE

£671.41 for 6 months to 30th September 2024 plus £73.78 (reserve fund) building insurance included

GROUND RENT

N/A

COUNCIL TAX B

EPC RATING D



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.



15 Mayford Close
Beckenham
BR3 4XS

www.charleseden.co.uk
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

Guide Price £259,950 Leasehold