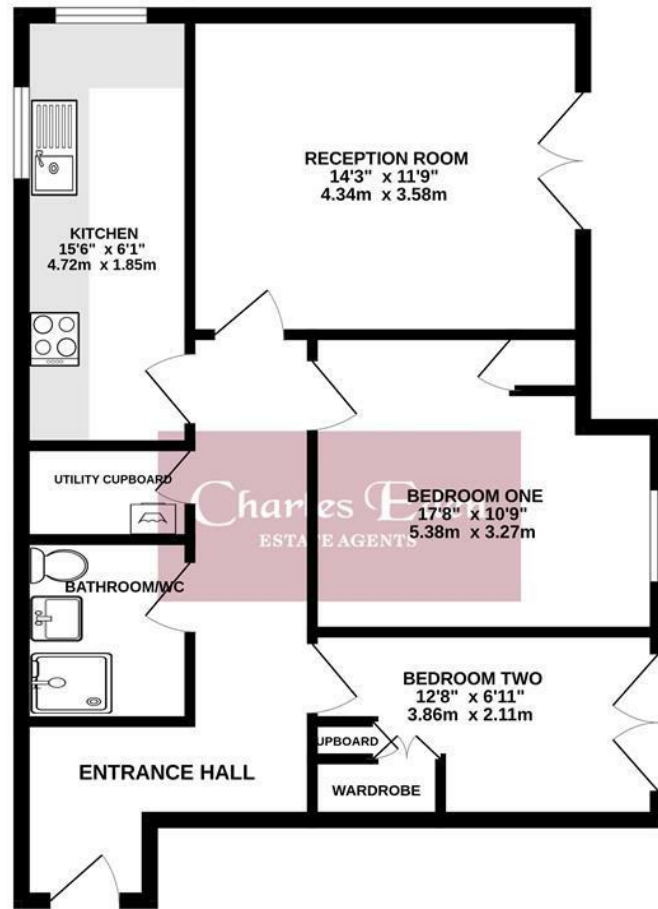


GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA: 645sq.ft. (59.9 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



Flat 2, Jodie Court, Stevens Close, Beckenham, BR3 1RT  
Offers In The Region Of £365,000 Leasehold - Share of Freehold

Charles Eden are proud to present this immaculate two-bedroom ground floor flat located in the secluded, Stevens Close, Beckenham. This charming property boasts a modern living space, being a stone's throw from Beckenham Place Park and versatile transport links. The property is offered CHAIN FREE.

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      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



020 8663 1964  
charleseden.co.uk



Charles Eden are delighted to present this immaculate two-bedroom ground floor flat located in Stevens Close, Beckenham. This charming property boasts a modern living space, perfect for a small family or professionals.

Situated in a secluded development, this flat offers a tranquil environment with the added benefit of gated underground parking, ensuring both security and convenience for residents. The property is chain-free, making it an ideal choice for those looking to move in hassle-free.

One of the highlights of this property is its proximity to the ever-popular Beckenham Place Park, providing a picturesque backdrop and a perfect escape for food/event enthusiasts. Additionally, with Beckenham Hill BR Station just 0.6 miles away and Beckenham Junction/New Beckenham BR Stations a mere 0.7 miles away, commuting is made easy for residents.

Viewing highly recommended.

#### **COMMUNAL ENTRANCE**

Intercom system, part glazed door leading into communal hall/stairs

#### **PERSONAL ENTRANCE**

Door leading into:

#### **HALLWAY**

Intercom receiver unit, coved ceiling, wood effect flooring.

#### **RECEPTION ROOM**

Double glazed French doors with double glazed windows to sides opening to Juliet balcony overlooking front, coved ceiling, two wall lights, radiator, wood effect flooring.

#### **KITCHEN/BREAKFAST ROOM**

Double glazed windows to side and rear, coved ceiling. We have been advised that the seller completed refurbished works in 2022. Range of wall and base units with work surfaces over, stainless steel single bowl sink and drainer with mixer tap, induction hob with hood over, double oven housed in tall unit, integrated appliances: slimline dishwasher, washing machine and fridge freezer, breakfast bar, radiator, tiled flooring.

#### **BEDROOM ONE**

Double glazed window to front, coved ceiling, cupboard housing 'Worcester' boiler (not tested by Charles Eden), fitted wardrobe, radiator, fitted carpet.

#### **BEDROOM TWO**

Double glazed French doors with double glazed

windows to sides opening to Juliet balcony overlooking front, coved ceiling, fitted wardrobe, radiator, fitted carpet.

#### **WET ROOM/WC**

Spot lights to ceiling. We have been advised that the seller completed refurbished works in 2022. Fully tiled walk-in shower with rainfall shower and hand held shower head, shower screen, combination vanity unit with sink, mirror with vanity light, mixer tap and concealed low level WC, chrome ladder style heated towel rail, fully tiled walls, tiled flooring.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

Brick paved pathways, mainly laid to lawn with shrubs. Access and use to front and rear gardens which we have been advised is regularly maintained to a high standard .

#### **PARKING**

Underground parking for residents only. One allocated parking space plus there are also 2 extra visitors parking spaces available.

#### **LEASE**

Lease 125 years from 25th March 1996. 96 years remaining

#### **AGENTS NOTE (LEASE)**

We have been advised by the seller that the lease will be extended to 999 years ready for completion. (One seventh share of the freehold is included with the sale via Jodie Court Ltd (owned equally by all the residents/non profit company)).

#### **MAINTAINENCE**

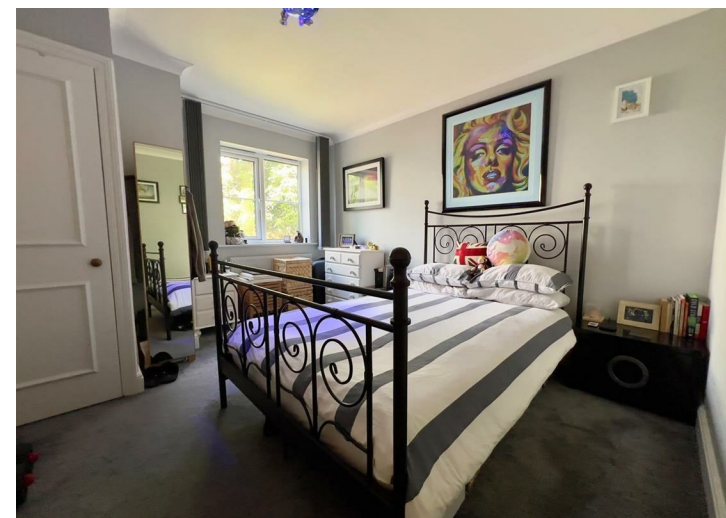
£100 pcm

#### **GROUND RENT**

N/A

#### **COUNCIL TAX D**

#### **EPC RATING C**



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.



**Flat 2, Jodie Court Stevens Close  
Beckenham  
BR3 1RT**

**www.charleseden.co.uk  
71 High Street, Beckenham, Kent, BR3 1AW**

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