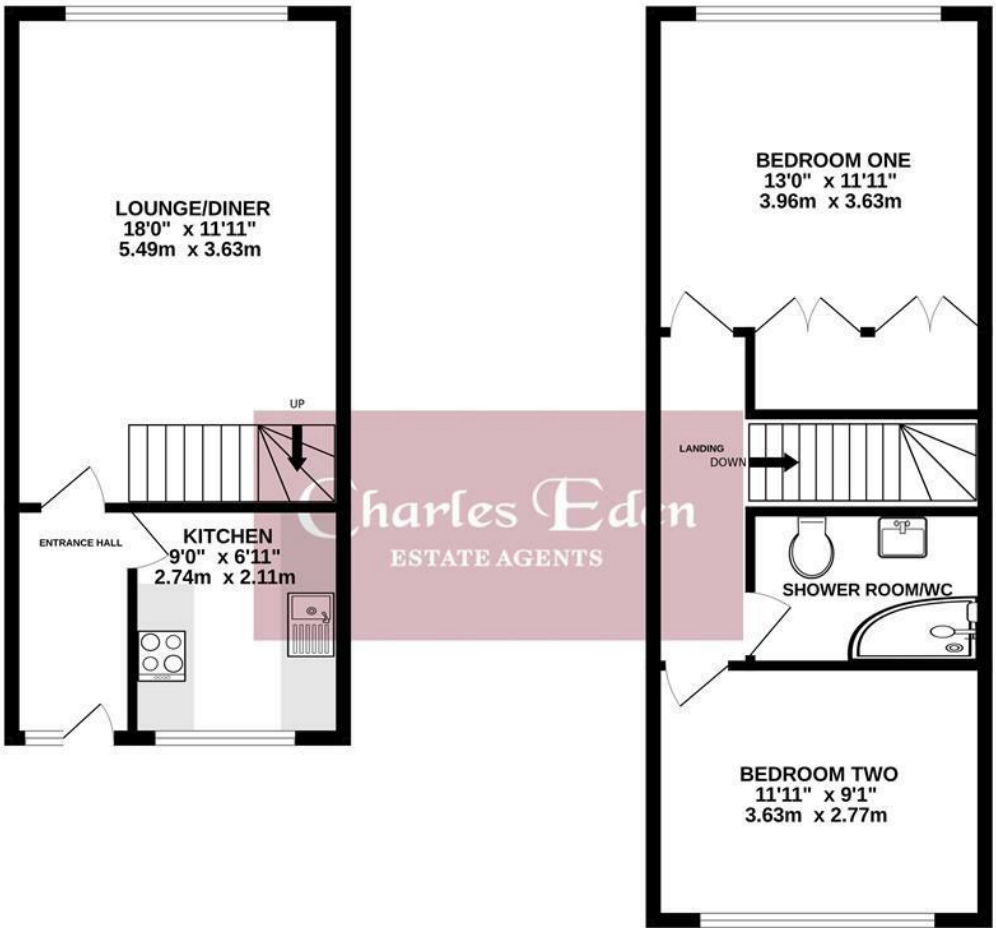


FIRST FLOOR

1ST FLOOR



FLOOR AREA TAKEN FROM EPC
TOTAL FLOOR AREA: 775sq.ft. (72.0 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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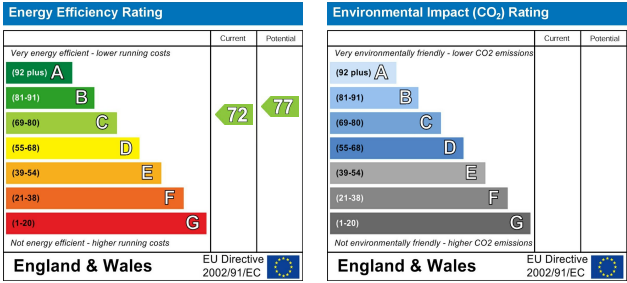
CE

CHARLES EDEN



34 Beckenham Court, 2 The Avenue, Beckenham, BR3 5EH
Guide Price £425,000 Leasehold - Share of Freehold

MAP



Charles Eden are proud to present this charming 2 bedroom split level, second floor flat which can be accessed via a passenger lift. This property is offered to market with a Share of Freehold

Located close to local shops, amenities and versatile transport links. Beckenham Junction Station/Tramlink serving London Victoria and East Croydon/Wimbledon respectivley is just a mere 0.1 mile away with New Beckenham Station offering a selection of trains into London Bridge and Charing Cross being 0.6 miles away. Beckenham High Street is nearby hosting an array of shops and amenties.

The split level property comprises of 2 double bedrooms, large lounge, good sized kitchen, fully tiled bathroom and hall. The property also benefits from garage en bloc.

Viewing highly recommended



020 8663 1964
charleseden.co.uk



COMMUNAL ENTRANCE

Glazed door, entry phone system.

COMMUNAL HALLWAY

Lift and stairs to 2nd floor.

PRIVATE ENTRANCE

Opaque part glazed door with opaque window to side, entry phone receiver unit, fitted cupboard, wood effect flooring.



LOUNGE/DINER 18'0 x 11'11

Double glazed window to rear, coved ceiling, recessed spot lights, three vertical radiators, wood effect flooring.

KITCHEN 9'0 x 6'11

Double glazed window to front, spot lights, range of white wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, four ring electric hob with cooker hood over and electric oven under, fridge/freezer, spaces for washing machine and dryer, part tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Coved ceiling, built-in cupboard housing 'Intergas' boiler (not tested by Charles Eden), radiator, fitted carpet.

BEDROOM ONE 13'0 x 11'11

Double glazed window to rear, built-in wardrobes, radiator, wood effect flooring.

BEDROOM TWO 11'11 x 9'01

Double glazed window to front, coved ceiling, recessed spot lights, radiator, wood effect flooring.

SHOWER ROOM / WC

recessed spot lights to ceiling, fully tiled shower cubical with shower doors, rainfall shower with hand held shower attachment, wall mounted wash hand basin with mixer tap and towel rail, recessed WC, fitted mirror, extractor fan, ladder style heated towel rail, fully tiled walls, tiled flooring.

OUTSIDE

SINGLE GARAGE

Located en-bloc, 3rd from the left with up and over door.

PARKING

Shared parking

COMMUNAL GARADENS

Mainly laid to lawn.

LEASE

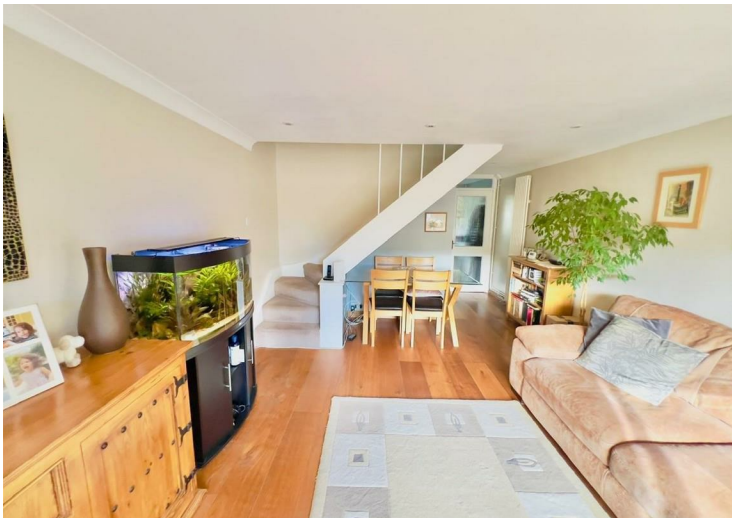
999 years from 9/9/1996 (971 years remaining)

SERVICE CHARGE

£313.50 quarterly

EPC RATING C

COUNCIL TAX 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.



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

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