



homezone

£280,000 Leasehold

Flat 2 Compton House 69-71  
Beckenham Road

Beckenham, BR3 4QD

- BRIGHT SPACIOUS FIRST FLOOR VICTORIAN CONVERSION FLAT
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- RECENTLY EXTENDED LEASE NOW 187 YEARS LONG WITH LOW GROUND RENT
- FULLY TILED CONTEMPORARY BATHROOM WITH SEPARATE SHOWER
- SASH WINDOWS WITH SECONDARY DOUBLE GLAZING
- GAS CENTRAL HEATING & AIR CONDITIONING UNITS IN LIVING ROOM/BEDROOM 1
- CLOCK HOUSE RAILWAY STATION CLOSE BY, TOGETHER WITH EASY ACCESS TO BECKENHAM JUNCTION & KENT HOUSE RAILWAY STATIONS
- BECKENHAM HIGH STREET 8 MINUTES WALK AWAY
- HANDY FOR SHOTSMITHS COFFEE SHOP, SAINSBURYS LOCAL, A CRAFT BEER BREWERY AND THE BECKENHAM SPA



## Homezone Property Services

149 Croydon Road, Beckenham, Kent, BR3 3QH  
Tel: 020 3794 7545 Email: [beckenham@homezone.co.uk](mailto:beckenham@homezone.co.uk)  
Web: [www.homezone.co.uk](http://www.homezone.co.uk)





\*\*\* IDEAL INVESTMENT, FIRST-TIME BUYER OR DOWNSIZING OPPORTUNITY - CHAIN FREE \*\*\*

A bright and spacious two-bedroom flat located in a prime position of Beckenham, close to Clock House, Kent House and Beckenham Junction railway stations, and within a short walk of the High Street. Clock House is a popular thriving community with independent shops, restaurants, the highly popular Shotsmiths serving the best coffee in the area, and a craft brewery! For fitness enthusiasts, the highly regarded Beckenham Spa is a stone's throw away.

The flat is situated above commercial premises on the first floor of an attractive period terrace. Internally, the property comprises entrance hall, living room with opening to kitchen, two double bedrooms and a modern fully tiled white bathroom suite with bath and separate shower cubicle. The property is neutrally decorated throughout, benefits from attractive sash windows with uPVC secondary double glazing and gas central heating. As the rear of the flat faces south-west, there is an abundance of natural light in the afternoon and evenings, perfect for relaxing at the end of the day.

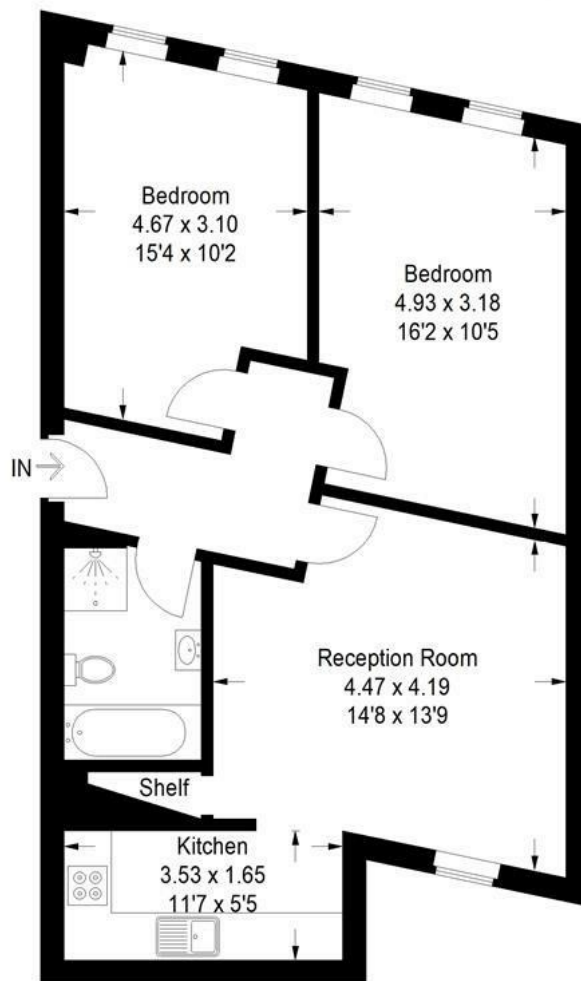
A lovely apartment in a highly convenient location.

Call now to book your viewing!



## Compton House, BR3

Approximate Gross Internal Area  
67.2 sq m / 723 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1036232)

**Entrance Hall**

Solid wood panelled front door, entryphone point, wall mounted fusebox, coving, ceiling light fitting, fitted carpet.

**Living Room**

White wooden door with sunburst toplight, sash window with uPVC secondary double glazing, Daikin air conditioning unit, radiator, coving, ceiling light fitting, fitted carpet, opening to:-

**Kitchen**

Sash window with uPVC secondary double glazing, range of Beech effect wall and base units with granite effect laminate worktops over incorporating stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, Electrolux electric oven with extractor hood over, Electrolux 4 ring gas hob, space and plumbing for washing machine, space for under counter fridge, Ariston combination boiler, radiator, coving, ceiling light fitting, ceramic tiled floor.

**Bedroom 1**

White wooden door, twin sash windows with uPVC secondary double glazing, Daikin air conditioning unit, radiator, coving, ceiling light fitting, fitted carpet.

**Bedroom 2**

White wooden door, twin sash windows with uPVC secondary double glazing, radiator, ceiling light fitting, fitted carpet.

**Bathroom**

White wooden door, white suite comprising vanity unit with hand wash basin, low-level WC, tiled panelled bath with mixer tap and hand-held shower attachment, radiator, tiled shelved recess, tiled walls with inset mirror, tiled enclosed shower cubicle, extractor fan, coving, tile effect vinyl flooring, recessed down lights.

**Lease/Service Charges/Ground Rent**

Lease: 189 years (less 10 days) from 25th March 2021.

Service Charge: £132 per quarter (paid quarterly).

Ground Rent: Peppercorn.

**Parking**

On street permit parking.

**EPC**

Band: C.

**Council Tax**

London Borough of Bromley.

Band: C.

Annual Cost: £1,637.50 (2023/2024).

**Utilities**

Electricity: Mains connected, current supplier is Octopus Energy.

Gas: Mains connected, current supplier is Octopus Energy.

Water: Mains connected, supplier Thames Water.

Estimated Broadband Speeds: Basic 17

Mbps/Superfast 80 Mbps/Ultrafast 1000 Mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.