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HERE TO GET *you* THERE

# Copers Cope Road, Beckenham

£425,000 - £460,000 guide price

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GUIDE PRICE £425,000 - £450,000. This fabulous top-floor apartment on Copers Cope Road offers a perfect blend of modern living and convenience. Spanning an impressive 796 square feet, the property boasts two double bedrooms and two well-appointed bathrooms, morning routines and evening unwinding are made effortless.

Constructed in 2006, this apartment benefits from contemporary finishes and a practical layout. The inclusion of a lift ensures easy access to the top floor, making it suitable for all ages. The inviting reception room serves as a delightful space for relaxation or entertaining guests, while the balcony provides a lovely outdoor area to enjoy fresh air and views.

This property comes with the added advantage of a share of freehold, offering peace of mind and a sense of ownership. Additionally, there is allocated parking for one vehicle, along with a secure bike store, catering to those who enjoy cycling.

With no onward chain, this apartment is ready for you to move in without delay. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to secure a home in a sought-after location. Beckenham offers a vibrant community with a variety of shops, restaurants, and excellent transport links, making it an ideal place to live. Don't miss the chance to make this delightful apartment your new home.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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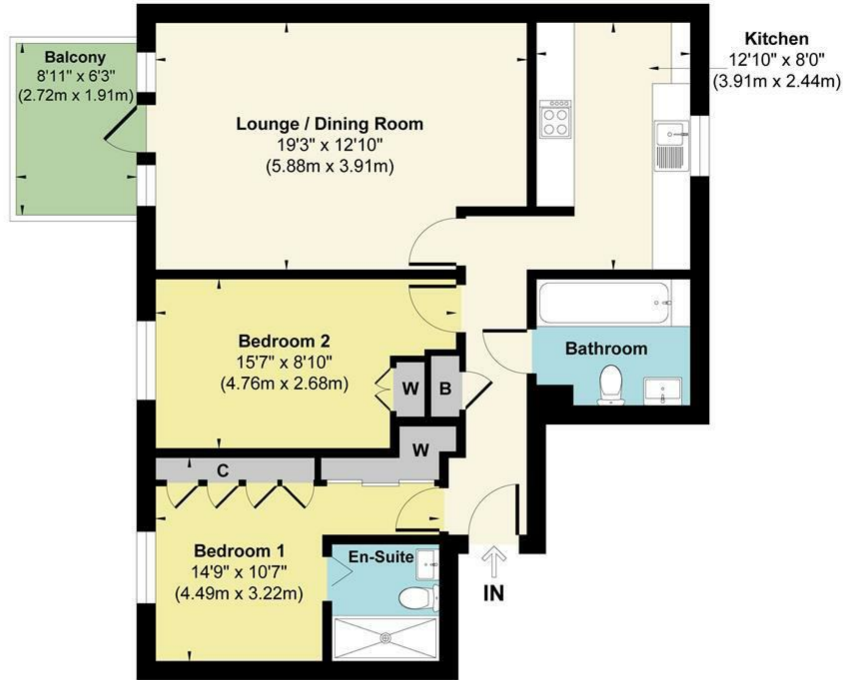


## KEY FEATURES

- SHARE OF FREEHOLD
- EXCLUSIVE TO HUNTERS
  - BALCONY
- TOP FLOOR WITH LIFT
- TWO BATHROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
  - NO ONWARD CHAIN
  - BIKE STORE



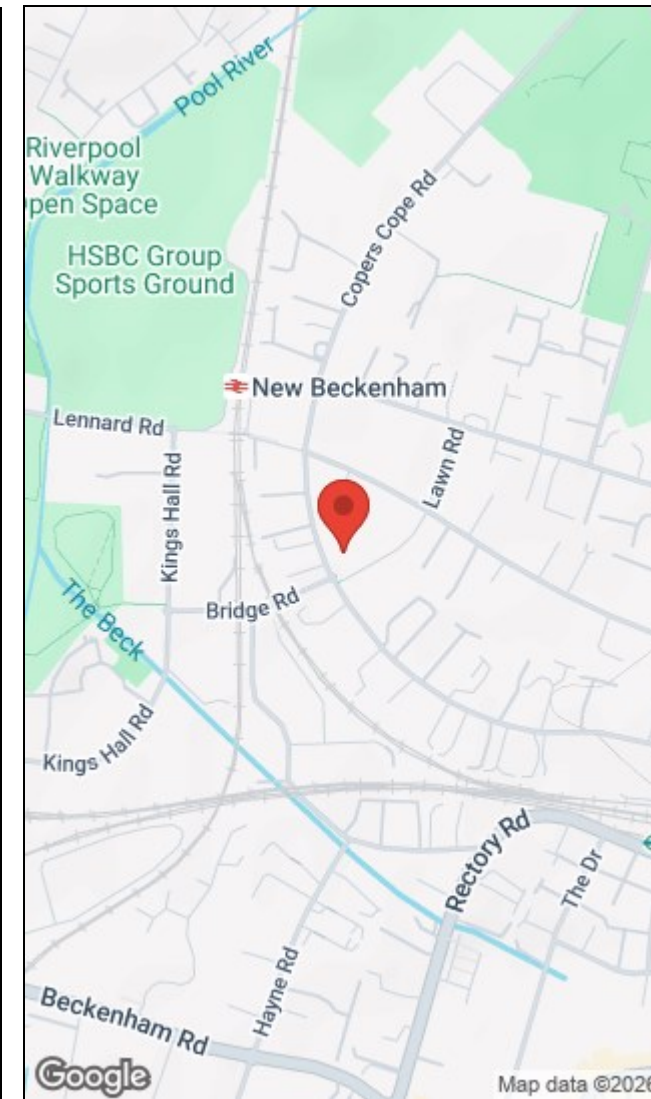




**Floor Plan**  
Approximate Floor Area  
844 sq.ft  
(78.37 sq.m)

**Approx. Gross Internal Floor Area 844 sq. ft / 78.37 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	67	71	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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