



Hayes Lane, Beckenham, BR3 6SP
Offers Over £325,000 Share of Freehold

This spacious 'Chain Free' first floor apartment is offered with a share of the freehold and has recently been tastefully improved by current owners. Located close to local shops and with easy reach of Bromley South Station & High Street, the property boasts new modern fitted kitchen, two double bedrooms, the master with new fitted wardrobes, 20'8 x 10'5 Lounge, family bathroom and secure underground parking space. There are extensive communal gardens and ample off street parking to front. Located on the borders of BR2, BR3 and BR4 there are bus routes to Beckenham, Hayes and Bromley South with fast links to London Victoria in 17 minutes. There are also good local schools nearby. Ideal for a multitude of buyers.

COMMUNAL ENTRANCE



Secure entry phone operated front door leads into communal entrance hall with stairs to all floors and underground parking.

ENTRANCE HALL 9'10 x 2'9 (3.00m x 0.84m)

Wall mounted entry phone handset, large built in storage cupboard. second large storage/airing cupboard.

LOUNGE 20'8 x 10'5 (6.30m x 3.18m)



Full height double glazed window to front, radiator, wood laminate flooring and newly installed spot lights. TV aerial and Sky TV points.

FITTED KITCHEN 11' x 7' (3.35m x 2.13m)



Double glazed window to front. Newly installed kitchen with range of wall and base units with work surfaces over and local tiling, large bowl sink with

mixer tap and drainer, integrated four ring induction hob with oven below and extractor hood above, tall fridge/freezer, washing machine and dishwasher. Wood laminate flooring, Vaillant combination boiler in cupboard and down lights.

BEDROOM ONE 15'2 x 10'2 (4.62m x 3.10m)



Double glazed window to rear, radiator, wood laminate flooring and new fitted wardrobes with sliding doors.

BEDROOM TWO 9'10 x 7'3 (3.00m x 2.21m)



Double glazed window to rear, radiator and wood laminate flooring.

FAMILY BATHROOM 7' x 6' (2.13m x 1.83m)



Opaque double glazed window to side, tiled floor and part tiled walls. White suite comprising panel bath with wall mounted mains shower and screen, low level WC, pedestal wash hand basin, ladder towel warmer and wall mounted electric heater.

COMMUNAL GROUNDS & PARKING



Well kept communal grounds with visitors parking to front and access to secure gated underground parking.

LEASE & CHARGES

We are informed the property comes with a Share of the Freehold and the leasehold element has 142 years remaining. The service charges are approximately £1400 per annum.

TOTAL FLOOR AREA

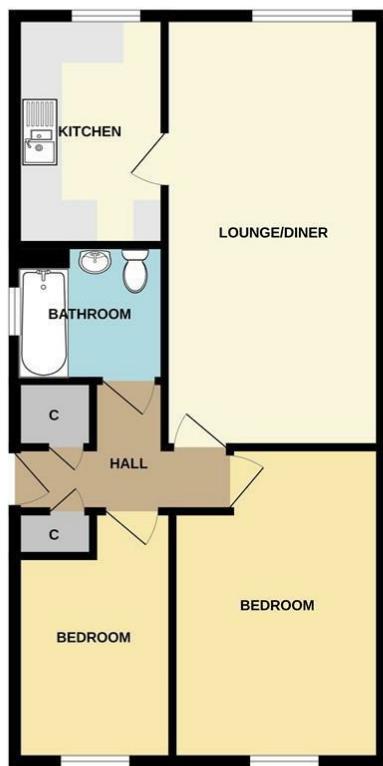
The internal area as per the Energy performance certificate is 59sqm (Approximately 635sqft)

COUNCIL TAX BAND 'D'

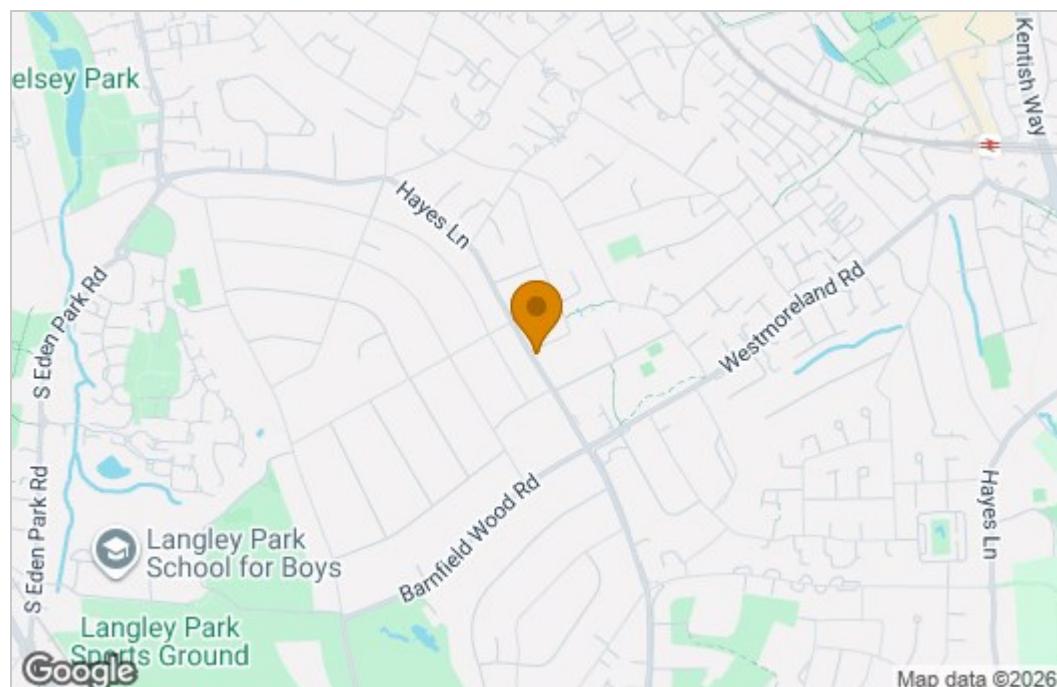
AGENTS NOTE

All kitchen appliances are integrated and the boiler has about 4 years warranty remaining.

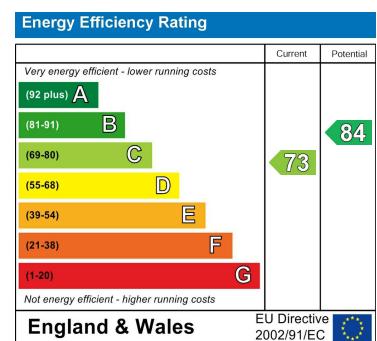
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.