

**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

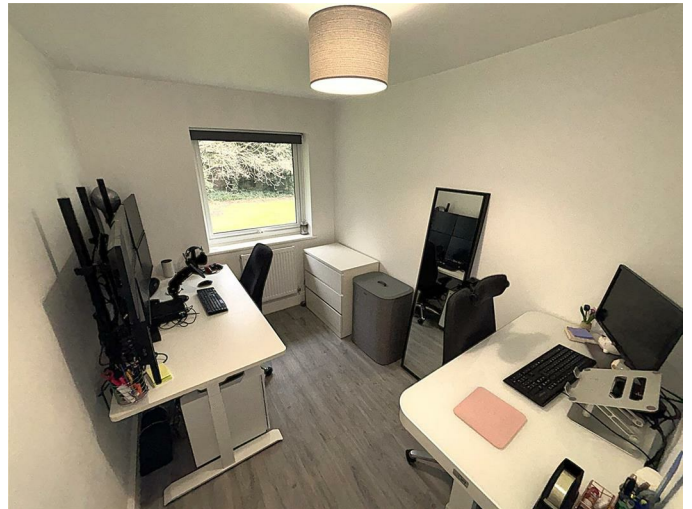
mixer tap and drainer, integrated four ring induction hob with oven below and extractor hood above, tall fridge/freezer, washing machine and dishwasher. Wood laminate flooring, Vaillant combination boiler in cupboard and down lights.

## 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**

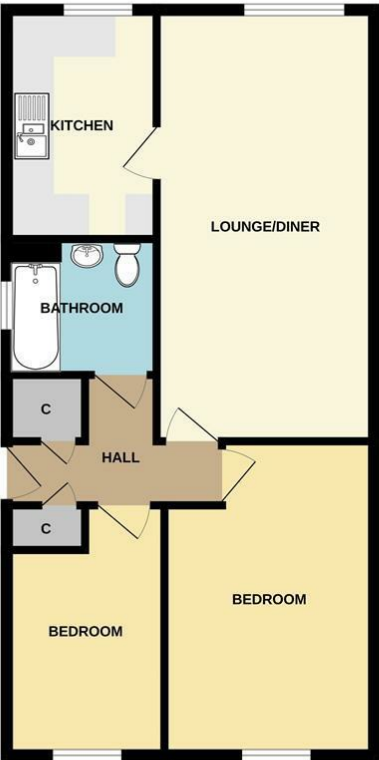
The internal area as per the Energy performance certificate is 59sqm (Approximately 635sqft)

### **COUNCIL TAX BAND 'D'**

### **AGENTS NOTE**

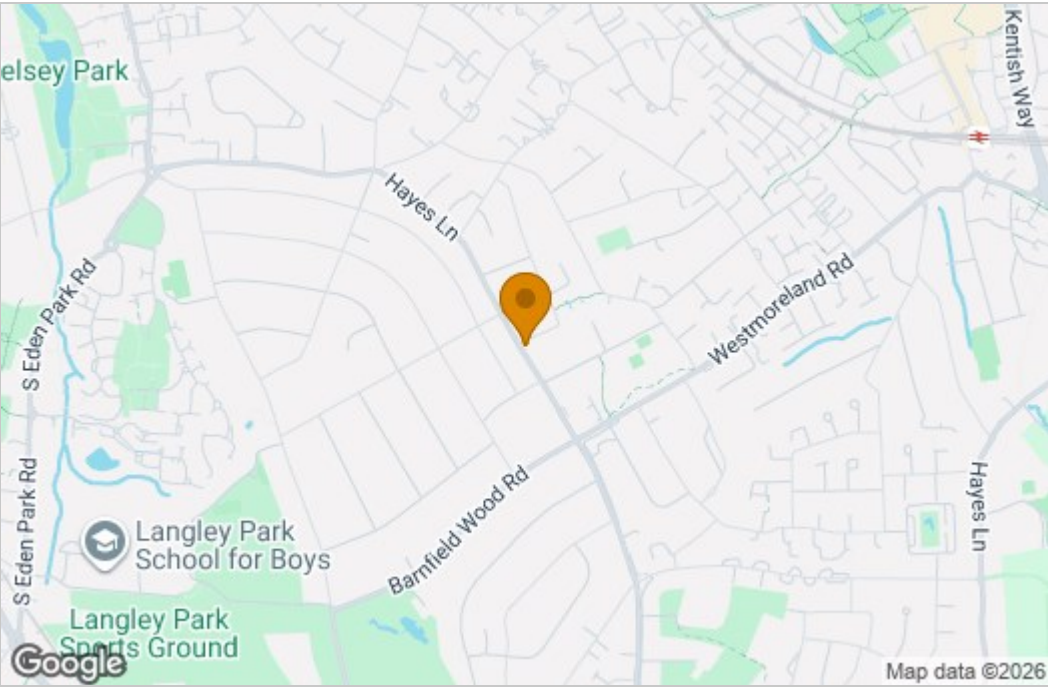
All kitchen appliances are integrated and the boiler has about 4 years warranty remaining.

Floor Plan

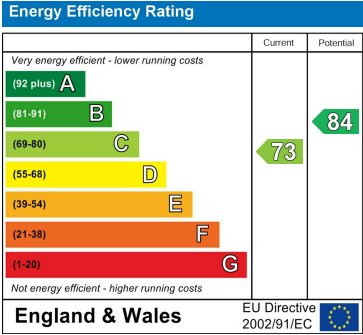


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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