



**Hayes Lane, Beckenham, BR3 6SP**

**£250,000 Share of Freehold**

Beautifully presented one bedroom top floor apartment, offered 'Chain Free' and with a Share of the Freehold, enjoys a sought after position equidistant from Bromley and Beckenham town centres, offering easy access to vibrant shops, bars, restaurants and excellent transport links into London. The flat has been decorated in light neutral tones and boasts a bright spacious lounge, modern well equipped integrated kitchen, modern bathroom and 17'7 x 9'11 double bedroom overlooking well kept communal grounds. Other benefits gas central heating, double glazing, allocated secure underground parking and ample off street parking to front.

## COMMUNAL ENTRANCE



Secure entry phone handset operated door leads into communal entrance hall. Stairs to all floors and underground parking.

### ENTRANCE HALL 7'6 x 6' (I-shaped) (2.29m x 1.83m (I-shaped))

Hardwood front door leads into entrance hall with wall mounted entry phone handset, large storage cupboard and wood laminate flooring.

### LOUNGE/DINER 20'3 x 10'5 (6.17m x 3.18m)



Half opaque full height double glazed window to front, radiator, TV aerial point and wood laminate flooring.

### FITTED KITCHEN 10'10 x 6'10 (3.30m x 2.08m)



Double glazed window to front, half tiled walls, tile effect laminate flooring and wall mounted Ideal

combination boiler. Range of wall and base units with work surfaces over, sink with mixer tap and drainer, integrated dishwasher, four ring gas hob with bushed steel extractor hood over and oven below. Space and plumbing for washing machine and space for tall fridge freezer.

### BEDROOM 17'7 x 9'11 (max) (5.36m x 3.02m (max))



Two double glazed windows to rear and radiator.

### BATHROOM 6'11 x 6'2 (2.11m x 1.88m)



Opaque double glazed window to side, radiator and wood laminate flooring. Half tiled walls with full tiling to bath area, panel bath with wall mounted Triton electric shower over, low level WC, pedestal wash hand basin with wall mounted mirrored bathroom cabinet over.

### COMMUNAL GROUNDS & PARKING



Well maintained communal grounds surround the property with ample parking to front and gated access to allocated underground residents parking spaces.

### LEASE & CHARGES

We are informed the property comes with a Share

of the Freehold and the leasehold element has 142 years left. The service charges are approximately £1200 per annum.

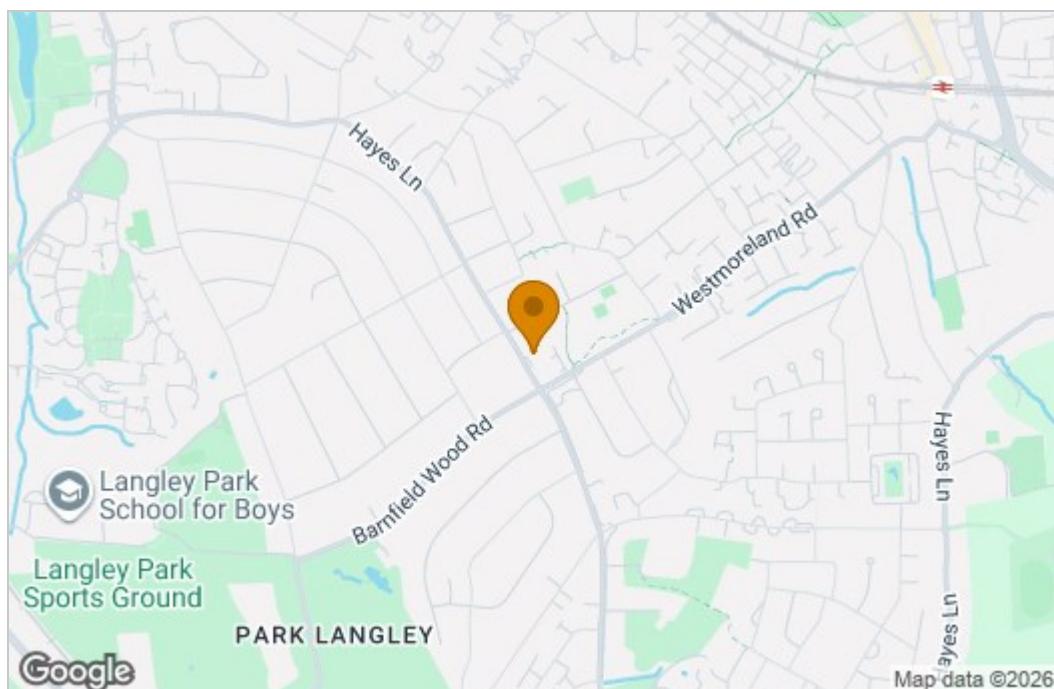
#### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 49sqm (Approximately 527sqft)

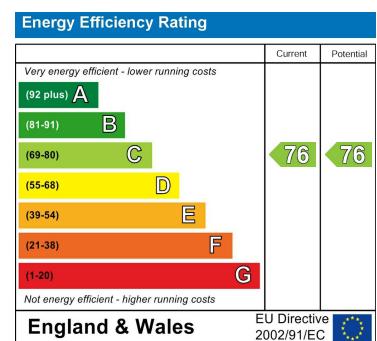
#### **COUNCIL TAX BAND 'C'**

## Floor Plan

## Area Map



## Energy Efficiency Graph



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