



Flat 7, Ibis Court 135 Albemarle Road, Beckenham, Kent,
BR3 5FE
£1,800 Per Month

**Flat 7, Ibis Court 135 Albemarle
Road, Beckenham, Kent, BR3 5FE**

- Two bed, two bathroom chain
free ground floor flat
- Garage
- Off street parking
- Close to Shortland's station
- Built in 2013 gated development
- Balcony
- Council Tax E
- EPC B



Nestled on the desirable Albemarle Road in Beckenham, this modern ground floor flat offers a perfect blend of comfort and convenience. Built in 2013, the property boasts two well-proportioned bedrooms and two stylish bathrooms, making it an ideal choice for couples, small families, or those seeking a spacious living arrangement.

Upon entering, you are welcomed into a bright and airy reception room that provides a warm and inviting atmosphere. The open-plan layout seamlessly connects the living area to the contemporary kitchen, creating a perfect space for entertaining or relaxing after a long day. The flat also features a delightful balcony, where you can enjoy your morning coffee or unwind in the evening.

For added convenience, the property includes an allocated parking space and a garage, ensuring that you have ample room for your vehicle and storage needs. The location is particularly advantageous, as it is situated close to Shortland's Station, providing easy access to central London. Additionally, you will find a variety of shops and schools within a short distance, making it an excellent choice for families and professionals alike.

This property is not just a home; it is a lifestyle choice that offers modern living in a vibrant community. With its appealing features and prime location, this flat is sure to attract interest.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



FIRST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
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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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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