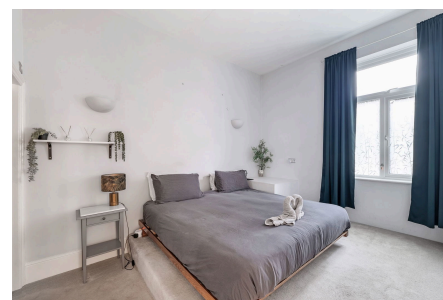


## Croydon Road, Beckenham, BR3

Guide Price £325,000 - £350,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £325,000 - £350,000 - Stunning one bedroom ground floor split level apartment (786 Sq.Ft) with access to communal gardens and share of the freehold, conveniently situated in a sought after Beckenham location close to excellent transport links and amenities. Well maintained and appointed by the current owner, the property offers bright and spacious accommodation with a wealth of period appeal, sympathetically updated with stylish interiors and modern finish - the perfect blend of luxury and convenience for a modern lifestyle in this fantastic residential location. Features include a superb reception room, separate well equipped kitchen, utility room and guest WC, en-suite



bathroom, bonus study area, gas central heating, double glazing, quality floor coverings, high ceilings, and ample inbuilt storage.

Accommodation comprises entrance leading into the beautiful reception room with ample space for relaxing and entertaining. A door leads through to the inviting double bedroom with ample inbuilt storage and access to a luxurious en-suite bathroom. To the lower floor, there is a well equipped kitchen comprising a range of matching wall and base units with work surfaces and breakfast bar, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A separate utility room provides additional work and appliance space, with adjacent WC. A bonus study provides useful flexible space, with door leading out onto the communal gardens.

The property is very conveniently located within easy reach of Beckenham Junction, Clock House, and Elmers End stations, as well as Tramlink from Beckenham Junction connecting the centres of Wimbledon and Croydon. Numerous regular bus routes also link the surrounding area. Beckenham itself is close-by offering an excellent variety of shops, bars, restaurants and amenities, including a cinema, with Bromley town centre within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by delightful open spaces including nearby Kelsey Park.

Lease Term: Share of freehold.

Service Charge: £2,867.46 per annum.

Ground Rent: N/A.

All prospective purchasers are advised to make their own enquiries via a solicitor.

Viewings are highly recommended.



## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Stunning One Bedroom Split Level Apartment (786 Sq.Ft)
- Sought After Location
- Period Appeal and Modern Finish
- Wonderful Reception Room
- Well Equipped Eat-In Kitchen and Separate Utility
- Luxury En-Suite Bathroom and Guest WC
- Communal Gardens
- Share of Freehold
- Close to Excellent Transport Links and Amenities

### Ripon House

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft

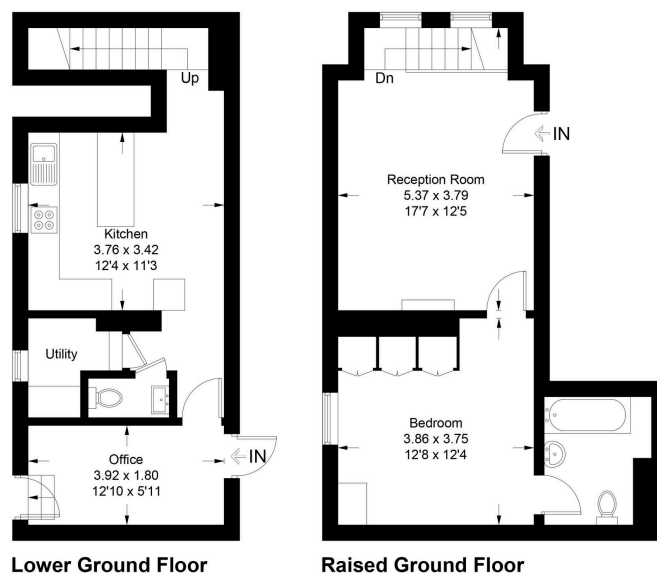


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264543)

