

Rowan Court, 19 The Avenue, Beckenham BR3 5LH

£580,000

MOLLARO



SUBSTANTIAL WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT IN A HANDSOME BLOCK IN THE STUNNING THE AVENUE, WHICH IS CONVENIENT TO ALL THE LOCAL AMENITIES AND 20 MINUTES BY TRAIN TO CENTRAL LONDON. NO CHAIN.

A substantial apartment of over 1,200 sq ft in a handsome well managed block, set in exquisitely maintained grounds in this large plot. It is situated on The Avenue, an elegant tree lined road.

The owners have lived here for 15 years and have just moved to a new home - the apartment is now vacant and ready to move into. The apartment comes with a share of freehold and strong EPC rating - the owners say that their home is warm in the winter without high heating costs.

The apartment has 2 dedicated parking spaces and it should be noted that The Avenue has unrestricted parking.

Inside the apartment, it is well presented. The kitchen has fully integrated appliances and space for a breakfast bar/table. There are 2 modern bathrooms both with showers and a bath. The main bedroom has an adjacent dressing area with fitted wardrobes - likewise the 2nd bedroom has fitted wardrobes. The interesting shape of the hall creates an extra usable space which the owners have as their office area. A highlight is the 350 sq ft living room with French doors and a Juliet balcony.

The block lift has just been fully refurbished complete with new electronics - this has been fully paid for.

The location is ideal in one of London's greenest boroughs, with wonderful sporting opportunities and shopping facilities plus 20 minutes to central London on the train - please see our area description for full details.

Inside the apartment is a feeling of space that makes this home perfect in this location, which mixes village charm with convenient facilities.



KEY FEATURES

- Substantial 1,200 sq ft 2 double bedroom 1st floor apartment in a handsome block on a large plot
- On the tree lined The Avenue in a convenient location for all amenities
- Well presented property with 350 sq ft living room
- Share of freehold
- 2 dedicated parking spaces (please note The Avenue has unrestricted parking)
- 2 modern bathrooms with both showers and baths
- Fully integrated kitchen
- Well managed block with exceptional gardens
- 20 minutes into Central London by train
- No forward chain







Access to the Block

Fronting the attractive The Avenue, you access the block via electric gates to a block paved drive. It is a large plot and has beautifully maintained hedges, lawn and mature shrubs. There is a purpose built bin store, selected parking and a pedestrian gate. The drive sweeps around to the rear of the block, which is part fenced, part walled and part hedges. There is further parking, mature shrubs, communal lawns, trees and external lighting.

Entrance to the Block

You can access the block via both the front and the rear to well maintained communal foyers with postboxes, a lift and stairs.
To permit access to the gates and the block there is a telephone intercom system operated from the apartment.



All windows are double glazed.

Apartment Hall

Front door with spyhole and Ring doorbell. Carpeted, radiator, spotlights. Access to warm airing cupboard. The shape of the hall lends itself to office space, which the current owners have incorporated.

Living Room/Dining Area

Large space of over 350 sq ft. French doors and side windows with a Juliet balcony. The doors and the windows have roller blinds. Carpeted, 2 radiators, TV point, side and centre lighting.











Kitchen

Tiled floor, radiator, window with roller blind, spotlights. Timber high and low level storage units with granite work surfaces. Integrated appliances include AEG microwave, AEG oven, Bosch induction hob with extractor hood, washing machine, De Dietrich dishwasher. The Glow Worm Micron boiler is located in the kitchen and it is serviced annually by British Gas. The heating controls are also in the kitchen.

Master Bedroom

2 windows with Roman blinds, radiator, TV point, carpeted, side and centre lighting.

Dressing Area

3 door fitted wardrobe, carpeted, radiator.

En Suite Bathroom

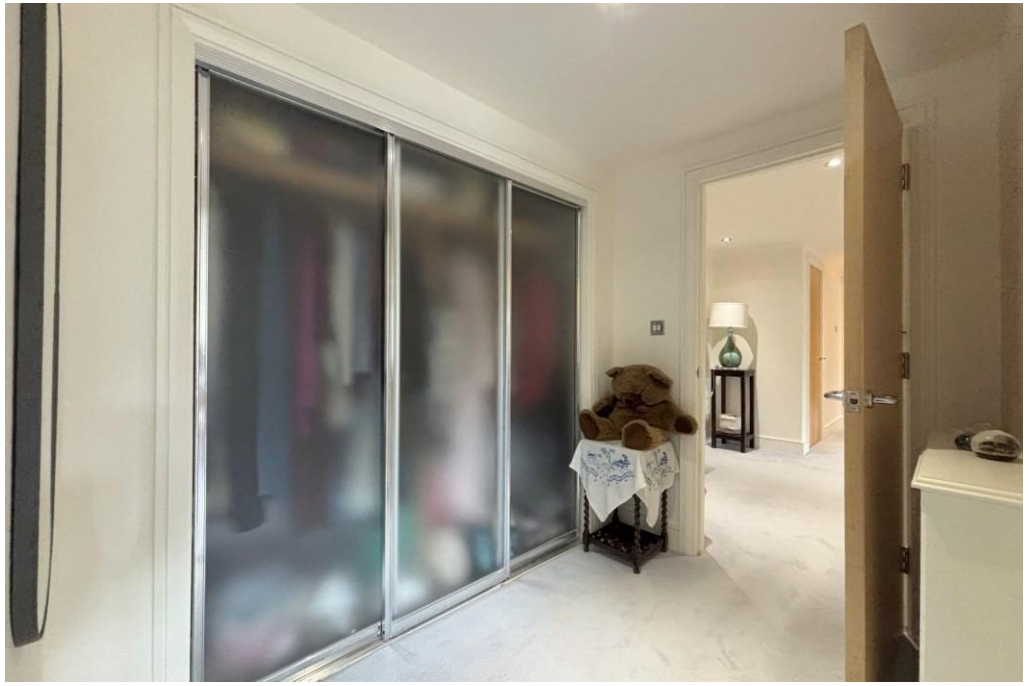
Fully tiled, quadrant shower, bath, sink, loo, heated towel ladder, spotlights, The bathroom has good storage facilities.

Bedroom 2

Carpeted, double radiator, window with roller blind, centre lighting, 6 door fitted wardrobes.

Bathroom

Fully tiled, heated towel ladder, quadrant shower, bath with shower attachment, sink, loo, spotlights, integrated storage.





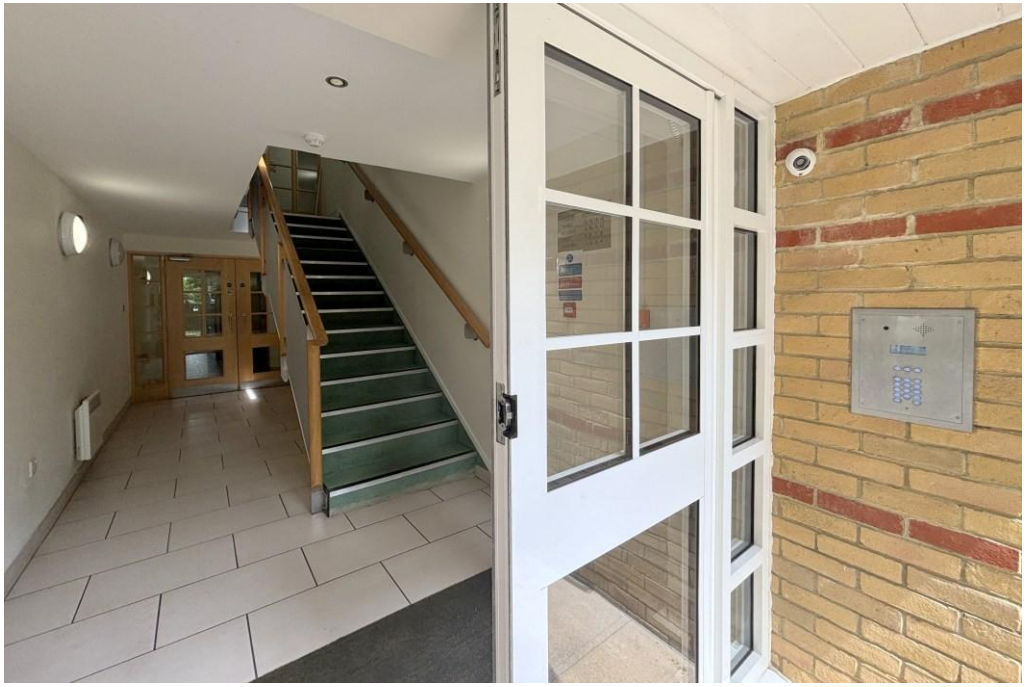












ADDITIONAL INFORMATION

Share of Freehold: Associated lease of 999 years from 1st September 2000

Council Tax 2026/7: Band F - £3,091.17 payable

EPC: B (82)

TV & Broadband: Sky is connected to the block. Full fibre broadband currently being built in the area by Openreach.

Parking: 2 allocated spaces (parking in The Avenue is unrestricted)

Annual Service Charge: £3,979.47

Service Charge Includes: Buildings insurance, communal cleaning, communal electricity, maintenance, gardening, window cleaning, CCTV, electric gates servicing, lift servicing, emergency and garden lights, rubbish collection and bin rentals, contract cleaning for gutters and drains

Reserve Fund: £27,000

Pets: No pets permitted

No forward chain

Viewings: Within 48 hours or by arrangement

FLOORPLAN

FIRST FLOOR

Total Area: Approx. 111.6 sq. metres (1,201 sq. feet)



This floorplan is for guidance only and is not to scale.




FLATS 1-16
ROWAN COURT
19 THE AVENUE





AREA DESCRIPTION

Rowan Court is perfectly situated in a beautiful tree-lined avenue in the heart of Beckenham, a leafy South East London suburb, known for its suburban tranquillity and attractive period homes. Beckenham has a village charm with excellent connectivity into Central London. From the nearby station of Beckenham Junction, London Victoria is a 23 minute journey, and London Bridge and Charing Cross are accessible from New Beckenham and Clockhouse stations both within a 20 minute walk with a 20 minute journey (wonderful for theatre lovers). There are also Tramlink connections to Croydon and Wimbledon. Bus routes operate to the local towns of Bromley and Croydon.

Residents are spoilt with magnificent green open spaces. It's a 10 minute walk to Beckenham Place Park - 96 hectares of stunning beauty with ancient woodland, a swimming lake, nature trails, bike trails, a mansion house that hosts events, a weekly food and farmers market, and an open air cinema and music festivals.

On the doorstep of Rowan Court is Kelsey Park with extensive ornamental gardens, lakes, woodland and leisure facilities including tennis courts. Sport is extremely well catered for locally. Golf at the Parklangley club and Shortlands Golf Club. Tennis and squash at the Parklangley sports club. The David Lloyd club offers a swimming pool, gym, exercise classes, a spa, and padel courts. Beckenham Spa has a swimming pool, a gym and exercise classes. And just behind Rowan Court is Beckenham sports club with squash, tennis, padel and cricket.

More culturally, the thirteenth century St Georges Gate has one of the oldest Lych Gates in England and is a centre for the arts in the summer months. The Odeon cinema is situated by the War Memorial with the library nearby. The high street still has remnants of the old Roman road.

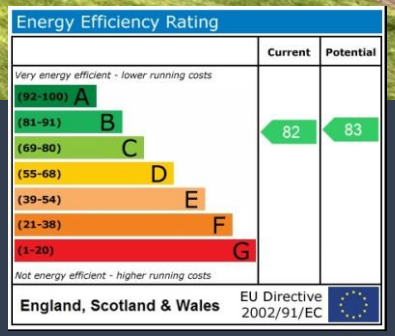
For your supermarket shopping locally you have the choice of Sainsburys, Tesco, M&S Food and Waitrose.

A short walk into town, which boasts a vibrant mix of independent boutiques, cafes and restaurants alongside well known brands. The Glades Shopping Centre is just a short drive away with retailers such as Apple, M&S, Jo Malone, Zara and Nike.

Favourite restaurants of the current owners are within walking distance. Papilio (modern European), Lokanta Deli Nene, a café restaurant and cocktail bar and In2 Papadam, an Indian Restaurant. Their best pubs are The George and The Jolly Woodman.

Rowan Court represents a fantastic opportunity to enjoy a well-connected yet peaceful lifestyle in one of South East London's most sought-after neighbourhoods.





Viewing by Appointment Through the Vendor's Sole Agent

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