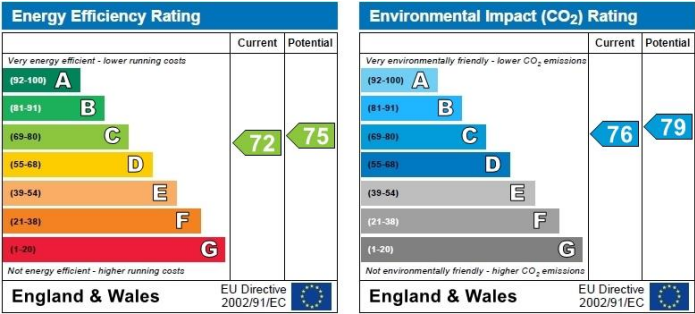


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

From our office turn right into Manor Road continue up to the traffic lights then across into Bromley Road. The block is then on your left hand side just before St Christopher's School.



Holmoaks House, Beckenham BR3 5PA

£97,500 Leasehold

Excellent opportunity to buy a WELL PRESENTED RETIREMENT STUDIO APARTMENT with a 23'8 Bedsitting/Studio Room, recently fitted Kitchen, contemporary Shower-Room. Gas CH & Double glazing. Additionally there are communal facilities including parking listed within the brochure. This property would suit either an owner occupier or INVESTOR (see Agents Notes).
NO CHAIN

VIRTUAL VIDEO VIEW AVAILABLE - PLEASE RING TO REQUEST THE LINK



020 8663 1964
charleseden.co.uk



This exceptionally well presented second (top) floor studio apartment is located within a well kept block with a passenger lift. It has been recently refurbished throughout whilst the bright and airy accommodation has been tastefully decorated. It comprises of a Bedsitting or Studio Room 23'8 in length; a recently fitted Kitchen and a Shower-Room with contemporary suite. In addition there is gas fired central heating with radiators, double glazing (triple in the Bedsitting Room) and emergency pull cords throughout with 24 hour service. There is also the use of communal facilities including Resident's Lounge & "Library", Kitchenette, Laundry Room, Guest WC and Guest Suite (availability subject to pre-booking), Communal Gardens/Terrace, Parking Area and a Development Manager is available for the residents of the block.. It is being offered with NO CHAIN.

There are local shops on the Bromley Road, bus stop close-by for buses to Beckenham Town Centre with many more shops, restaurants and leisure facilities (including parks) and to Shortlands Village and Bromley Town Centre which has extensive facilities including a large shopping centre (The Glades).

- WELL PRESENTED
- STUDIO APARTMENT
- TOP (2ND) FLOOR
- PASSENGER LIFT
- GAS CH + DBLE GLZG.
- COUNCIL TAX A
- EPC RATING C

COMMUNAL HALL

Fitted carpet and carpeted stairs and passenger lift to 2nd (top) floor.

PRIVATE ENTRANCE HALL

Entrance door. Entryphone receiver, radiator, airing cupboard housing hot and cold water tanks, storage/cloaks cupboard, fitted carpet.

BEDSITTING/STUDIO ROOM 23'8 x 10'2 maximum (7.21m x 3.10m maximum)

Triple glazed windows to front, roller blind and curtains, two radiators, fitted carpet. Door to:-

KITCHEN 8'1 x 5'6 (2.46m x 1.68m)

Double glazed window to front, 1½ bowl stainless steel sink with single drainer and mixer tap over inset in worksurface. Range of wall and floor units with worksurfaces over. Built-in electric oven with 4 ring induction hob and concealed extractor over. fridge/freezer, wall mounted gas fired boiler, part tiled walls, vinyl flooring.

SHOWER-ROOM/WC

Fully tiled walk-in shower with grab rails and sliding door. Wash basin with mixer tap over inset in vanity unit, low level wc, radiator, extractor fan, part tiled walls, vinyl flooring.

COMMUNAL AREAS

RESIDENTS LOUNGE



KITCHENETTE

GUEST SUITE

Availability is subject to pre-booking.

LAUNDERETTE

COMMUNAL GARDENS/TERRACE

OFF STREET PARKING

To the rear of the development. On a 'first come - first' served basis.

AGENTS NOTES

There is a Development Manager. We understand that this property can only be occupied by persons of an age commensurate with the receipt of a State Retirement Pension.

We also understand that sub-letting is allowed subject to the necessary consent being obtained.

LEASE

99 years from 29.09.1983

MAINTENANCE

£3,378.00 per annum

GROUND RENT

£90 per annum

Please note that the above lease information was kindly supplied by the vendor but the intending purchaser should satisfy themselves via their legal representatives that these details are correct before proceeding.

Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

