



**Bromley Road, Beckenham BR3 5JD**

**£275,000 Leasehold**

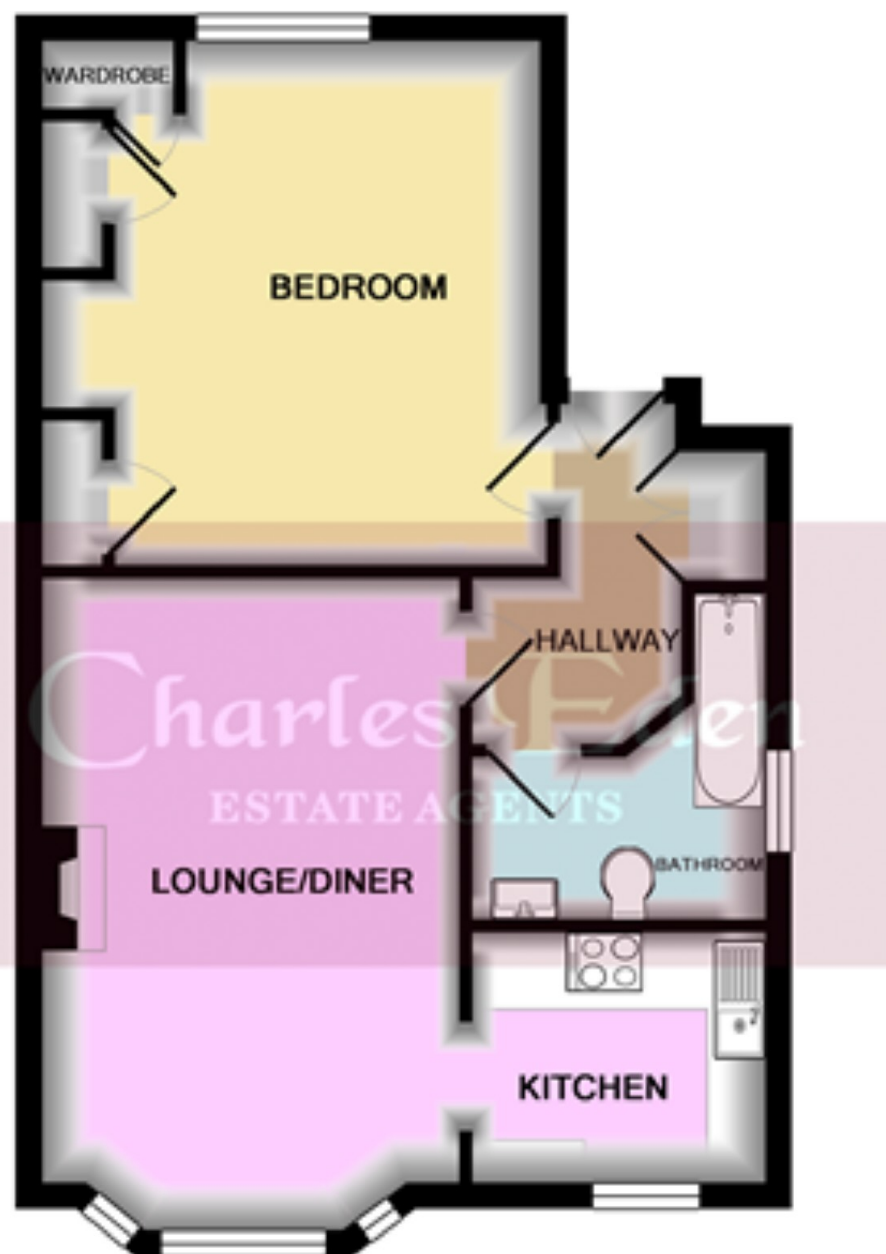
Charles Eden are pleased to offer this excellent opportunity to buy a one bedroom first floor period conversion flat in a most convenient location being only a third of a mile from Beckenham Junction Station and even closer to the High Street!

\*\*We understand that the lease is being extended to 175 years as part of the sale

FULL WALKTHROUGH VIDEO VIEW AVAILABLE - PLEASE RING TO REQUEST THE LINK



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**charleseden.co.uk**



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, toward Beckenham Junction turn right at the second set of traffic lights into Bromley Road the property is then on your right hand side just past Bevington Road.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |         |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| EU Directive 2002/91/EC                     | 68      | 75   | EU Directive 2002/91/EC   |
| England & Wales                             |         |  | England & Wales   |

This well presented one bedroom first floor conversion flat has a lounge/diner, modern fitted kitchen and a modern bathroom/wc. In addition there are double glazed windows and gas fired central heating. We understand that the present owners have a parking permit which allows them to park in the nearby Bevington Road.

The location is very convenient being only a third of a mile from Beckenham Junction Station and even closer to the High Street. Beckenham Town Centre has an array of bars, restaurants, local shops and supermarkets. Leisure facilities include the Odeon multiplex cinema, the Spa Leisure Centre with pools and gymnasium, library and parks including the beautiful Kelsey Park.

- CLOSE HIGH ST & STATION
- ONE BED CONVERSION
- LOUNGE/DINER
- MODN FITTED KITCHEN
- DOUBLE GLAZING
- GAS FIRED CENTRAL HTG
- COUNCIL TAX B
- EPC RATING D

#### COMMUNAL ENTRANCE

Entry phone system, gas meter, part glazed door leading into:

#### COMMUNAL HALLWAY

Stairs to first floor.

#### PRIVATE ENTRANCE

Door to:

#### HALLWAY

Entry phone receiver unit, cupboard housing 'Worcester' boiler (not tested by Charles Eden), electric and water meters.

#### LOUNGE/DINING ROOM 16'6 x 10'11 (5.03m x 3.33m)

Double glazed bay window to front, coved cornice and centre rose, feature fireplace with wood surround and wrought iron open fire, two double radiators, fitted carpet.

Archway to:

#### KITCHEN 7'7 x 5'9 (2.31m x 1.75m)

Double glazed window to front, coved ceiling, range of 'Shaker' style wall and base units with worksurface over, single bowl sink and drainer with mixer tap inset in worksurface, built-in electric oven, four burner electric hob, integrated fridge/freezer, space for washing machine, tiled walls, vinyl floor.

#### BEDROOM 13'5 x 12'2 (4.09m x 3.71m)

Double glazed window to rear, coved ceiling and ceiling rose, fitted wardrobes with cupboards over and recess for double bed, double radiator, fitted carpet.

#### BATHROOM/WC

Opaque double glazed window to side, coved ceiling, recessed spot lights to ceiling. White suite comprising panelled bath with shower mixer attachment and screen, low level WC, pedestal wash hand basin with mosaic tiled splash back

and mixer tap, heated towel rail, part tiled walls, tiled floor.

#### AGENTS NOTE RE MAINTENANCE

The maintenance shown is just the building insurance premium amount. We understand that the owners pay 26% of building maintenance costs as and when required. However we are informed that they are responsible for 33.3% of the total expenditure in respect of the communal areas including the hall and staircase as and when required..

#### LEASE

99 years from 2006

#### MAINTENANCE

£284.38 Per annum

#### GROUND RENT

£50 per annum

**\*\* WE UNDERSTAND THAT THE LEASE IS IN THE PROCESS OF BEING EXTENDED TO 175 YEARS \*\***

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.

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