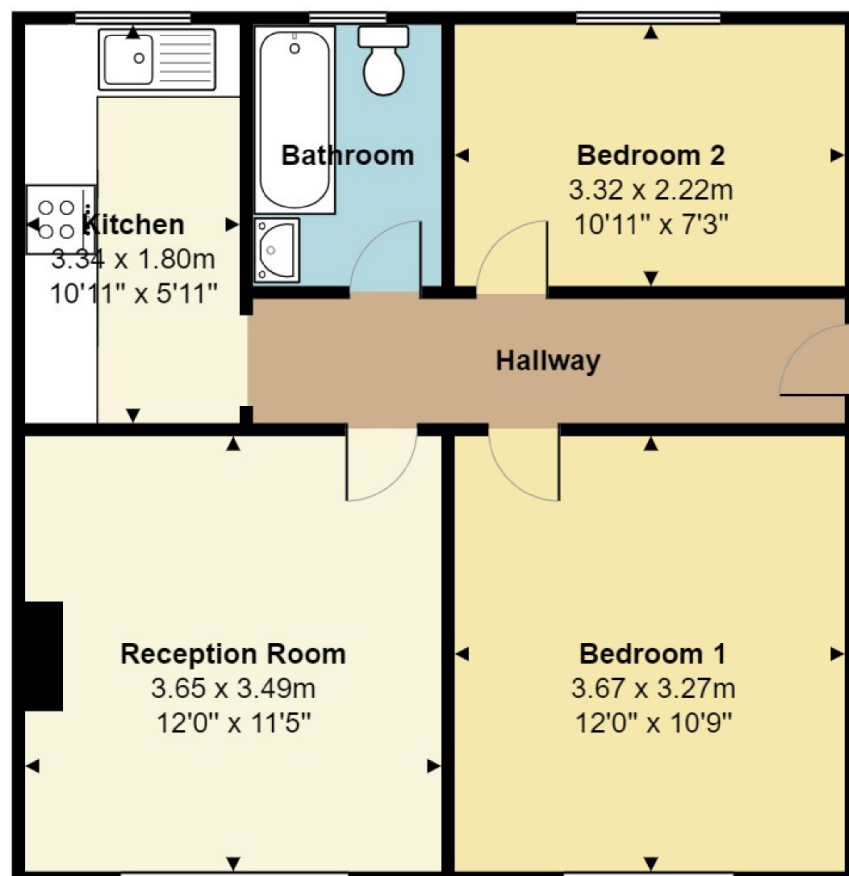


Clock House Court, Clock House Road, Beckenham, BR3

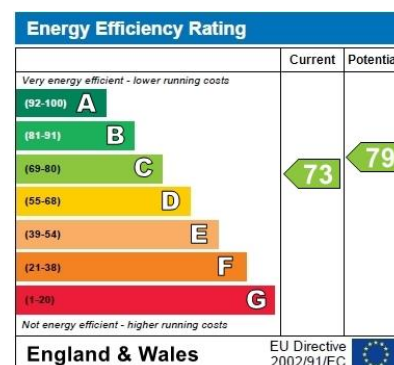
Total Floor Area: 48.6 m² ... 523 ft²



Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Directions

From our office proceed down the High Street turning left at the roundabout, then 2nd right into Cedars Road at the end of which turn right into Clock House Road where the flats can then be found on the right.



Clock House Court, Beckenham BR3 4JR

Guide price £285,000 Leasehold

Ideal for commuters as the name would suggest this 2 bedroom second floor purpose built flat is just round the corner from Clock House Station. It is around 1/2 mile from the shops, bars and restaurants of Beckenham High Street

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



020 8663 1964
charleseden.co.uk



Charles Eden are pleased to offer this two bedroom second floor flat in a stylish looking building. There is 12 x 11 ft reception, fitted kitchen and bathroom. Double glazed, gas central heating and laminated wood flooring.

A convenient location for commuters with Clock House Station round the corner. Local shops can be found in Beckenham Road and the shops, bars and restaurants of Beckenham High Street are around 1/2 mile with Beckenham Spa en route

- TWO BEDROOMS
- SECOND FLOOR
- PURPOSE BUILT FLAT
- CLOSE TO CLOCK HOUSE STATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX C
- EPC RATING C

COMMUNAL ENTRANCE

Security intercom, stairs to second floor

SECOND FLOOR

ENTRANCE HALL

Part glazed front door, laminate wood flooring, security intercom receiver point, picture rail

RECEPTION ROOM 12'0 x 11'5 (3.66m x 3.48m)

Double glazed window to front, radiator, laminate wood floor

KITCHEN 10'11 x 5'11 (3.33m x 1.80m)

Double glazed window to rear, range of wall and base units, integrated electric oven, 4 ring gas hob with chimney style cooker hood over. Work surfacing, single drainer stainless steel sink unit with mixer tap, space for under counter fridge and freezer, space and plumbing for washing machine. Radiator, vinyl flooring

BEDROOM ONE 12'0 x 10'9 (3.66m x 3.28m)

Double glazed window to front, radiator, laminate wood flooring

BEDROOM TWO 10'11 x 7'3 (3.33m x 2.21m)

Double glazed window to rear, radiator, laminate wood floor

BATHROOM

Double glazed opaque window to rear. White suite comprising panelled bath with mixer/shower, pedestal wash basin and low level WC. Wall mounted Vaillant gas boiler, heated towel rail, vinyl flooring

OUTSIDE

There is a door from the communal landing giving access to a covered rear walkway extending behind the flat which provides an immediate outside space on this floor with fire escape stairs leading to:-

COMMUNAL GROUNDS

Situated at the rear backing onto the River Beck which although within a culvert does add a degree of atmosphere from the rippling water.

LEASE

years from

MAINTENANCE

£900 per annum

GROUND RENT

£125 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.

