



homezone

£265,000 Share of Freehold

Flat H, Blakeney Hall, 1 Blakeney Road

Beckenham, BR3 1HA

- CHAIN FREE
- ONE BEDROOM VICTORIAN CONVERSION FLAT
- LOWER GROUND FLOOR
- PRIVATE FRONT DOOR
- SECURITY ENTRANCE GATE
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- SECLUDED SOUTH-FACING COMMUNAL GARDEN
- ALLOCATED OFF STREET & VISITORS PARKING
- 6 MINUTES WALK TO BECKENHAM JUNCTION RAILWAY STATION & TOWN CENTRE
- 11 MINUTES WALK TO NEW BECKENHAM RAILWAY STATION



Homezone Property Services - Beckenham

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*** IDEAL FOR FIRST-TIME BUYERS AND INVESTORS! *** Chain free and 6 minutes walk from Beckenham Junction or 11 minutes from New Beckenham, is this charming lower ground floor one bedroom flat. Approached via security gates and steps down to its own front door, this flat offers a modern fitted kitchen, white bathroom suite with a separate shower, decorative cornice in the living room and bedroom, double glazed windows, and access to attractive, secluded, south-facing communal gardens. The flat has the added benefit of an allocated parking space on the front brick paved driveway.

Beckenham Town Centre is a short walk away with its abundant choice of independent retailers and popular cafes and restaurants, not to mention the wildlife haven of Kelsey Park.

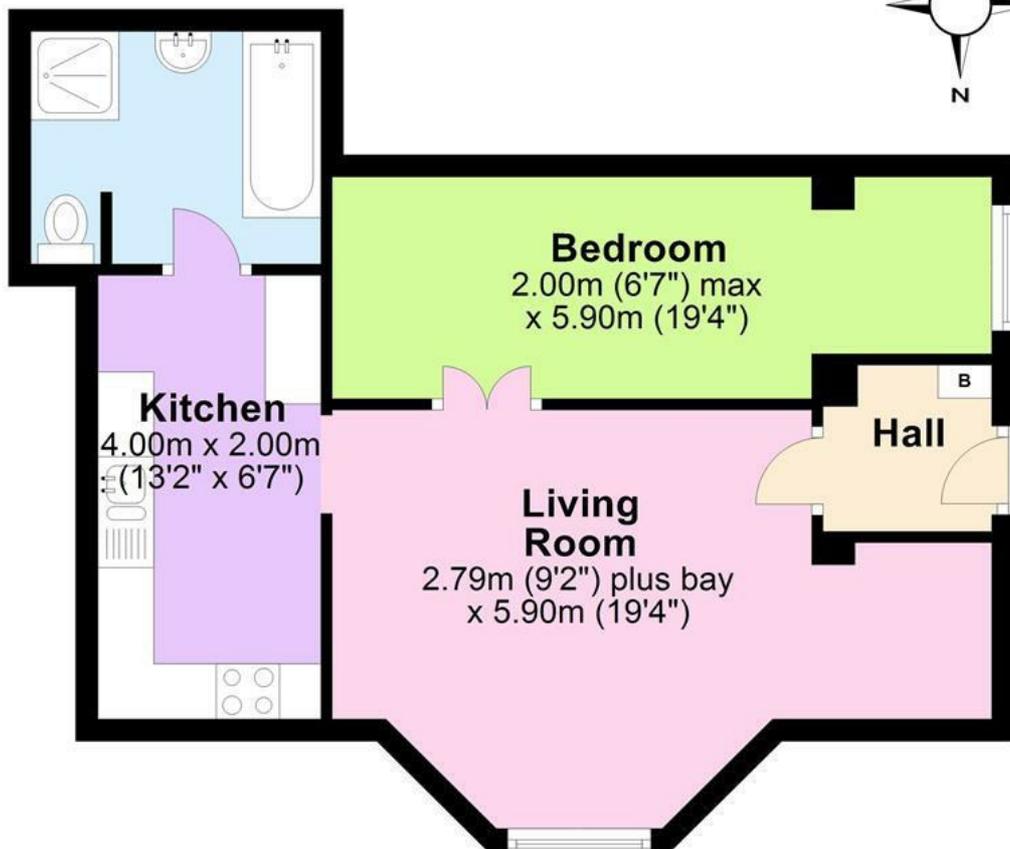
For history enthusiasts, Blakeney Hall was reportedly built in 1875 by John Cator's grandson in 1875 and was named after the village his wife came from in Ireland.

For Investors: This flat is currently achieving £900 per calendar month.



Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 45.4 sq. metres (489.1 sq. feet)

Entrance Hall

uPVC double glazed front door, Ideal Independent Combi24 boiler, cupboard with access panel for boiler pipes, fitted carpet. Opaque glazed door to:-

Living Room

Opaque glazed white wooden door, two uPVC double glazed windows, double radiator, entry phone point, thermostat control panel, two wall light fittings, decorative cornice, fitted carpet, white wooden split doors to the bedroom, airvent, opening to the:

Kitchen

Opening from living room, range of beech effect wall and base units with grey laminated worktops incorporating stainless steel one and a half bowl sink and drainer with chrome mixer tap, four ring gas hob with extractor hood over, Stoves electric oven, washing machine, fridge/freezer, white 'Metropolitan' tiled splashbacks, breakfast bar, extractor fan, tiled floor, ceiling light fitting, white wooden panelled folding door to:-

Bathroom

White wooden folding door, white suite comprising tongue and groove panelled bath with chrome mixer tap and chrome handheld shower attachment, pedestal wash hand basin with chrome mixer tap, wall light with shaver point, enclosed tiled shower cubicle with electric shower, low-level W.C., two radiators, extractor fan, ceiling light fitting, tiled floor.

Bedroom

White wooden panelled half doors, uPVC double glazed window, ceiling light fitting, fitted carpet.

Outside

Terracotta tiled steps down to the front door, flanked with raised flower beds, and outside wall light. Cupboard housing gas meters. Steps up to the security gate. Attractive, secluded, south-facing communal gardens.

Parking: One allocated space on the front block paved driveway, together with one allocated communal visitor's parking space.

Lease/Ground Rent/Service Charges

SHARE OF FREEHOLD - All flat owners belong to Blakeney Hall Residents Association.

(Lease Length: 91 years remaining (125 years from

January 1988)

Service Charge: £100 per calendar month.

Buildings Insurance: £340 per annum.

EPC

Band: C

Council Tax

Band: B

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.