



homezone

**Offers In Excess of
£280,000 Leasehold**

**Flat 1 Compton House 69-71
Beckenham Road**

Beckenham, BR3 4QD

- BRIGHT, SPACIOUS, VICTORIAN SPLIT LEVEL FIRST FLOOR FLAT
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- RECENTLY EXTENDED LEASE NOW 187 YEARS LONG
- SASH WINDOWS WITH SECONDARY DOUBLE GLAZING
- GAS CENTRAL HEATING
- FULLY TILED CONTEMPORARY BATHROOM
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- WALKING DISTANCE OF CLOCK HOUSE RAILWAY STATION
- CONVENIENT FOR BECKENHAM JUNCTION & KENT HOUSE RAILWAY STATIONS



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*** IDEAL INVESTMENT OR FIRST-TIME BUYER OPPORTUNITY - CHAIN FREE ***

A bright & spacious two-bedroom flat located in a prime position of Beckenham, close to Clock House, Kent House and Beckenham Junction stations, and within a short walk of the High Street. Clock House is a popular thriving community with independent shops, restaurants and craft brewery! For fitness enthusiasts, the highly regarded Beckenham Spa is a stone's throw away.

The flat is situated above commercial premises in an attractive period building of similar properties. Internally, the property comprises entrance hall, L-shaped living room, steps down to a spacious kitchen suite, two double bedrooms and a modern white bathroom suite, fully tiled. The property is neutrally decorated throughout, benefits from attractive sash windows with uPVC secondary double glazing and gas central heating throughout. As the rear of the flat faces south-west there is an abundance of natural light in the afternoon and evenings, perfect for relaxing at the end of the day.

A lovely apartment in a highly convenient location.

Call now to book your viewing!



First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 51.3 sq. metres (552.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.
Plan produced using PlanUp.

Communal Entrance Hall

Panelled painted wooden front door, tiled floor, carpeted stairs to first floor, coving, recessed downlights.

Entrance Hall

Painted wooden front door, fuse board, coving, fitted carpet, ceiling light fitting, telephone entry point, fitted carpet.

Living Room

Painted wooden door, sash window to rear with secondary uPVC double glazing, radiator, television aerial point, two ceiling light fittings, Steps down to:-

Kitchen

Sash window with uPVC secondary double glazing, range of beech effect wall and base units incorporating stainless steel sink and drainer with chrome mixer tap, granite effect laminated worktops, Ariston boiler, Electrolux 4 ring gas hob, Stoves electric oven, Electrolux cooker hood with extractor fan, tiled splashbacks, space for fridge, space and plumbing for washing machine, space for tumble dryer, radiator, shelved display recess, tiled floor, ceiling light fitting.

Bedroom 1

Wooden painted door, twin sash windows to front with uPVC secondary double glazing, radiator, coving, fitted carpet.

Bedroom 2

Wooden painted door, twin sash windows to front with uPVC secondary double glazing, radiator, fitted carpet, coving, ceiling light fitting.

Bathroom

Wooden painted door, white cuite comprising tiled panelled bath with hand held shower attachment, pedestal wash hand basin, with cross head chrome mixer tap, low level wc, tiled shelf, tiled walls with mirror inset, extractor fan, fitted shower curtain rail, radiator, recessed downlights, coving.

Lease/Service Charge/Ground Rent

Lease: 189 years (less 10 days) from 25th March 2021.

Service Charge: £111 per quarter.

Ground Rent: Peppercorn.

EPC

Band: D

Council Tax

London Borough of Bromley.

Band: C

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.