



homezone

**Offers In Excess of
£305,000 Leasehold -
Share of Freehold**

175 Ravenscroft Road

Beckenham, BR3 4TN

- GROUND FLOOR GARDEN FLAT
- SPACIOUS DOUBLE BEDROOM
- GENEROUS FITTED KITCHEN
- LARGE DOUBLE BEDROOM WITH BAY
- MODERN BATHROOM SUITE
- BATH AND SEPARATE SHOWER
- ATTRACTIVE SECLUDED REAR GARDEN
- CLOSE TO BIRKBECK & KENT HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- OFFER FOR SALE CHAIN FREE



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A beautifully presented ground floor period Maisonette located in a highly desirable and quiet residential road of Beckenham, close to Birkbeck and Kent House stations and within easy reach of Beckenham town centre.

The property comprises modern and bright entrance hall with large storage cupboard, a spacious fitted kitchen suite, a well appointed living room, a spacious double bedroom with square bay to front and a modern bathroom suite with bath and separate shower enclosure.

This home is presented superbly throughout, with wood laminate flooring and neutral colours, and benefits from the usual features of gas central heating and double glazing.

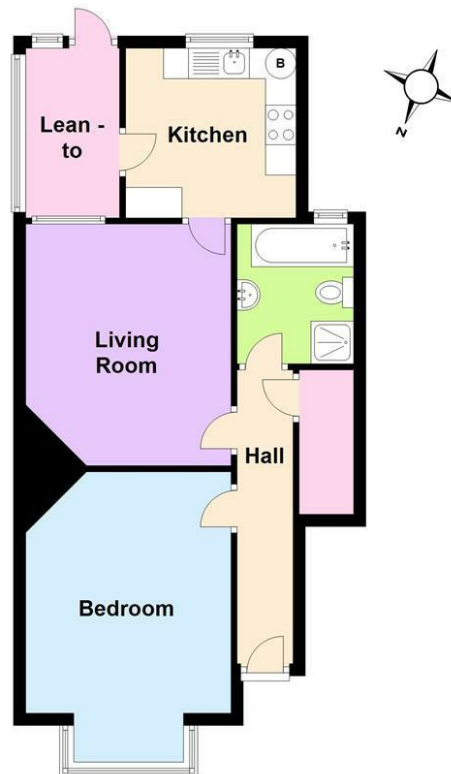
To the rear is a private garden with patio area, lawn and a storage shed. The garden is approximately 40-50ft in length and approximately 8-10ft wide.

Offered for sale on a CHAIN FREE basis.



Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 52.6 sq. metres (566.3 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 mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

UPVC double glazed front door, wood laminate flooring, radiator, ceiling light fitting, large storage cupboard.

Living Room

13'0 max x 11'0 max (3.96m max x 3.35m max)
White painted solid wood panelled door, wood laminate flooring, cream emulsion painted walls, coving to ceiling, window to rear, ceiling light fitting, radiator.

Kitchen

9'0 x 9'0 (2.74m x 2.74m)

Grey tile effect wood laminate flooring, a range of kitchen cabinets with wood effect door and drawer fronts and black gloss worktops, stainless steel sink and drainer unit, gas hob, high level double oven, double glazed window, space for appliances, blue and white splash back tiling, ceiling light fitting.

Bedroom

13'0 plus square bay x 11'0 (3.96m plus square bay x 3.35m)

Solid wood white painted panelled door, neutral carpet, cream emulsion painted walls, picture rail, double glazed square bay windows, radiator, ceiling light fitting.

Bathroom

7'5 x 6'0 (2.26m x 1.83m)

White painted panelled door, wood laminate flooring, white bath with modern chrome mixer tap, modern WC, pedestal wash basin, separate square shower enclosure, double glazed obscured glass window, ceiling light fitting, radiator.

Lean-To Off Kitchen

8'2 x 4'10 (2.49m x 1.47m)

Glass roof and high level glass windows to side, white painted interior walls, door to garden

Garden

A concrete patio accessed from the kitchen lean-to, garden mainly laid to lawn and measuring approx 40-50ft in length, fenced boundaries and attractive plants and shrubs, garden shed to rear.

Lease / Service Charge details

Length of lease remaining - A long lease in excess of 900 years

Service Charges - There are no services charges.

Maintenance is dealt with as and when required

Ground Rent - Zero.

Contributions to Buildings Insurance: A block policy between the two flat is circa £300 per annum at last renewal, approximately £150 per flat.

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.