



homezone

£140,000 Leasehold

**30 Andreck Court, 2a
Crescent Road**

Beckenham, BR3 6UL

- CHAIN FREE SALE
- MODERN RETIREMENT DEVELOPMENT
- BEAUTIFUL ONE BEDROOM APARTMENT
- MODERNLY PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM
- RECENTLY INSTALLED KITCHEN SUITE
- MODERN SHOWER ROOM
- COMMUNAL FACILITIES & GARDEN
- CLOSE TO BECKENHAM HIGH STREET
- QUIET REAR FACING (SOUTH-WESTERLY)



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CHAIN FREE SALE

Forming part of this desirable retirement development in one of Beckenham's premier locations is this beautifully presented second floor South westerly facing one bedroom retirement flat.

Internally, the property comprises attractive entrance hall with storage and airing cupboards, a spacious modern living room, a modern wood effect kitchen suite with near new appliances, and a stunning blue and white tiled shower room with large walk-in shower.

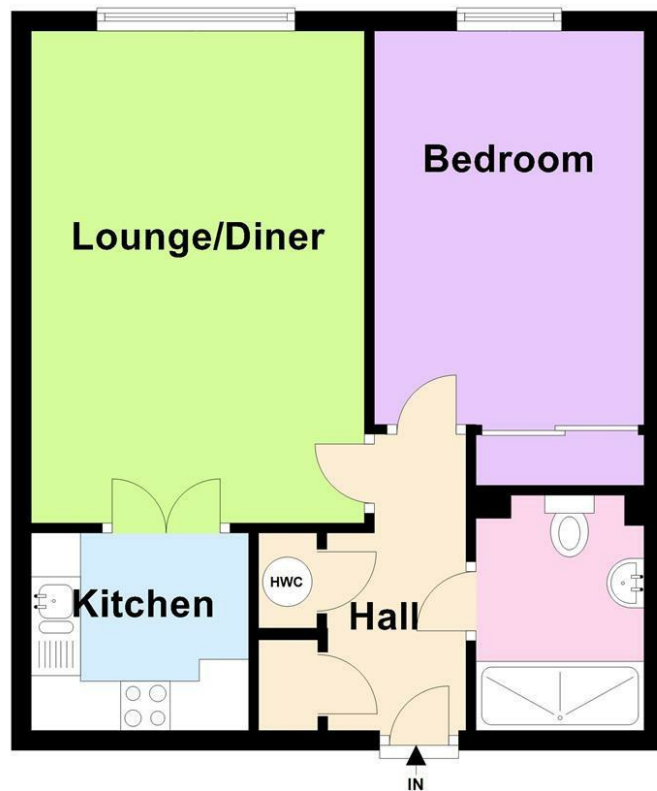
The property benefits from modern decoration throughout, with neutral carpets and neutral decoration, and other benefits include full double glazing and wireless controlled modern electric heaters which can be worked independently in the living room and the bedroom. Andreck Court also benefits from a residents communal lounge and kitchen and a communal laundry room.

There is a residents car park and attractive residents garden with a spacious paved patio seating area. Beckenham town centre is just a short walk away, and there are local shops just yards from the property.



Second Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 44.0 sq. metres (473.2 sq. feet)

Entrance Hall

Solid wood painted front door, neutral carpet, neutral emulsion painted walls, large storage cupboard and further airing cupboard, management company emergency communication panel, ceiling light fitting.

Living Room

16'3 x 11'0 (4.95m x 3.35m)

White painted door, neutral carpet, neutral emulsion painted walls, UPVC double glazed window, electric heater with wireless programmer and thermostat for living room, ceiling light fitting.

Kitchen

6'9 x 6'9 (2.06m x 2.06m)

Glazed entry doors to kitchen, neutral colour tile effect cushioned vinyl flooring, neutral emulsion painted walls, wood effect modern kitchen suite with black/grey natural stone effect laminated worktops, 1.5 bowl sink and drainer unit, glass ceramic hob with extractor over, high level built in oven and microwave, UPVC double glazed window, ceiling light fitting.

Bedroom

13'1 x 9'0 (3.99m x 2.74m)

White painted door, neutral carpets, neutral emulsion painted walls, UPVC double glazed window, built in wardrobes with sliding doors, electric heater with wireless programmer and thermostat for bedroom, ceiling light fitting.

Bathroom

7'7 max recess x 5'6 (2.31m max recess x 1.68m)

White painted door, neutral tile effect vinyl flooring, modern blue and white wall tile to most wall areas, with the remainder painted in neutral emulsion, large walk-in shower enclosure with electric shower unit, WC, white gloss finish vanity storage unit with top mounted modern wash basin, chrome heated towel rail, ceiling light fitting, extractor fan.

Communal Facilities

There is a very spacious residents communal lounge to the ground floor and a communal kitchen for use by residents. Andreck Court also has a guest suite for visits to stay in comfort. There is also a modern laundry room for residents use. Andreck Court also has an attractive rear garden for residents use, together with a spacious paved

patio seating area.

There is also a car park which is available to residents on a first come, first served basis, but street parking in Crescent Road is unrestricted.

Lease / Service Charge details

LEASE : 189 years from 2014 - 183 years remaining.

Service Charges: £250.89 per month.

Ground Rent: £25 per annum.

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.