



homezone

**£279,950 Leasehold -  
Share of Freehold**

**Copelands 35 Copers Cope  
Road**

Beckenham, BR3 1NE

- CHAIN FREE SALE
- ATTRACTIVE ONE DOUBLE BED FLAT
- LARGE RECEPTION ROOM
- SPACIOUS DOUBLE BEDROOM
- MODERN WHITE GLOSS KITCHEN
- MODERN TILED BATHROOM SUITE
- PRIVATE GARAGE ON BLOCK
- COMMUNAL GARDENS
- CLOSE TO NEW BECKENHAM STATION
- EASY ACCESS TO BECKENHAM TOWN



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## CHAIN FREE SALE

Located close to New Beckenham station and within easy reach of Beckenham Junction station and the town centre is this delightful and surprisingly spacious ground floor one bedroom apartment in this attractive and well maintained private block.

The property comprises spacious entrance hall, large reception room, modern gloss white fitted kitchen suite, large double bedroom and an attractive white fully tiled bathroom suite with shower over bath. The property benefits from modern neutral decoration with wood effect flooring and grey carpets, and other benefits include full double glazing and gas central heating.

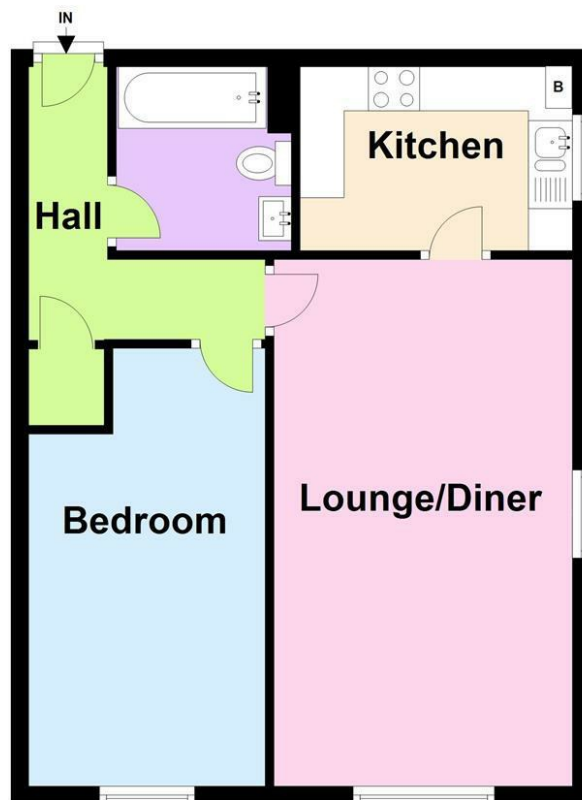
To the rear of the block is a secluded communal garden and a set of garages on block, one of which belongs to this flat.

Beckenham town centre is within easy reach, with Beckenham Junction station a short walk and New Beckenham station even closer.



## Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 50.5 sq. metres (544.0 sq. feet)

**Entrance Hall**

Solid wood painted front door, wood laminate flooring, wall paper to walls, ceiling light fitting, large storage cupboard, radiator.

**Living Room**

19'7 x 11'0 (5.97m x 3.35m)

White painted door, wood laminate flooring, neutral decoration with a combination of painted and modern wall papered walls, two radiators, two double glazed windows, ceiling light fitting.

**Kitchen**

10'5 x 7'0 (3.18m x 2.13m)

White painted door, grey tiled floor, gloss white fitted kitchen suite with grey colour worktops, stainless steel sink and drainer unit, electric oven, electric hob, stainless steel extractor hood, white splash back tiles, double glazed window, ceiling light fitting.

**Bedroom**

16'6 max x 8'10 max (5.03m max x 2.69m max)

White painted door, grey carpet, double glazed window, radiator, white emulsion painted walls, radiator.

**Bathroom**

7'0 max x 6'2 max (2.13m max x 1.88m max)

White painted door, white marble effect floor tiles, white bath with shower mixer over and glass shower screen, WC, pedestal wash basin, white fully tiled walls, ceiling light fitting, radiator, extractor fan.

**Garage**

16'6 x 8'10 max (5.03m x 2.69m max)

Metal up and over entry door, brick internal walls.

**Lease / Service Charge / Ground Rent**

Lease - this flat has a lease of 999 years from January 2019.

Service charges - £80 per month which includes buildings insurance.

Ground Rent - zero.

**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.