



homezone

Offers In Excess of
£315,000 Leasehold

278 Blandford Road

Beckenham, BR3 4NL

- PERIOD GROUND FLOOR GARDEN FLAT
- ATTRACTIVE LIVING ROOM
- LARGE KITCHEN/DINING ROOM
- SPACIOUS DOUBLE BEDROOM
- EXPOSED WOOD FLOOR BOARDS
- BLOCK PAVED REAR GARDEN
- MODERN KITCHEN SUITE
- DOUBLE GLAZING / NEW BOILER
- CLOSE TO CLOCKHOUSE AND KENT HOUSE
- OFFERED FOR SALE CHAIN FREE



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A beautifully presented ground floor Victorian one double bedroom garden flat presented in excellent condition throughout.

The property comprises entrance hall with large storage cupboard, lounge with open fire place, bay window and exposed floor boards, spacious double bedroom with glass brick wall design and exposed floor boards, a large kitchen dining room with modern kitchen suite, an attractive bathroom suite with shower over bath and a good sized rear garden with block paved flooring.

Birkbeck, Kent House and Clock House stations are all within easy reach, and Beckenham town centre is approximately 15 minutes walk away.

Offered for sale CHAIN FREE.



Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 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 front door with double glazed window above, neutral colour carpet and neutral emulsion painted walls, double radiator, ceiling light fitting, large under-stairs storage cupboard and further storage recess.

Lounge

13'2 max into bay x 10'7 max into recess (4.01m max into bay x 3.23m max into recess)
White painted panelled door, exposed varnished floor boards, modern wood fire place surround with open fire & grate and tiled hearth, neutral emulsion painted walls with ceiling coving, radiator, ceiling light fitting, UPVC double glazed windows.

Bedroom

11'5 x 10'8 max into recess (3.48m x 3.25m max into recess)
White painted panelled door, exposed varnished floor boards, white emulsion painted walls, coving to ceiling, double radiator, ceiling light fitting and two spot lights, open fire place recess with internal lighting and glass mosaic tiled hearth, UPVC double glazed window, glass brick window to dining room.

Kitchen Dining Room

14'4 x 11'9 max into recess (4.37m x 3.58m max into recess)
Dining Area : Neutral carpet, white emulsion painted walls with burgundy stripe design, coving to ceiling, ceiling light fitting, double radiator, large UPVC double glazed window.
Kitchen Area : Grey slate tiled floor, a range of wood effect door and drawer fronts with gloss black marble effect worktops, integrated oven, gas hob, spaces for appliances, white splash back tiles, spot lights to ceiling, UPVC double glazed door and side window to garden.

Bathroom

9'1 x 4'4 (2.77m x 1.32m)
White painted panelled door, grey slate tiled flooring, white bath with shower mixer over and shower curtain on curtain pole, pedestal wash basin, low level WC, radiator, ceiling light fitting, white tiled to end wall and bath wall, remainder painted in white emulsion, obscured glass UPVC double glazed window.

Garden

The rear garden comprises of a side space approximately 30ft long and then the main rear garden approximately 40ft. Fenced boundaries, all areas with block paved flooring.

Lease / Service Charges / Ground Rent

The lease currently has 160 years remaining.
Ground Rent of £50 per annum.
There are no regular maintenance charges collected. Maintenance is paid when required.

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.