



homezone

**Offers In Excess of
£370,000 Leasehold**

**16 Harvest Court 61 Park
Road**

Beckenham, BR3 1QG

- TWO BEDROOM THIRD FLOOR APARTMENT
- ENSUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM
- SECURITY ENTRYPHONE SYSTEM
- LIFT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ALLOCATED OFF STREET PARKING
- EASY ACCESS TO BECKENHAM PLACE PARK & HIGH STREET
- 6 MINUTES WALK NEW BECKENHAM STATION
- 9 MINUTES WALK BECKENHAM JUNCTION



Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH
tel. 020 3794 7545 mail. beckenham@homezone.co.uk
web. www.homezone.co.uk





A beautifully presented and spacious two double bedroom, two bathroom 3rd/top floor purpose built apartment in arguably one of the nicest and best kept developments we have seen for a while, with beautiful communal areas and stunning gardens.

Perfect location for easy access to Beckenham Town Centre and Beckenham Place Park and situated on one of the most popular, wide, tree-lined roads of Beckenham.

Internally, the flat comprises a spacious entrance hall with two storage cupboards, a generous living room, two double bedrooms, the first having a lovely ensuite shower room, a spacious and larger than average family bathroom, and a modern white gloss kitchen suite.

If you're taking the train to London, the flat is within a 6-minute walk from New Beckenham Station and within a 9-minute walk from Beckenham Junction Station.

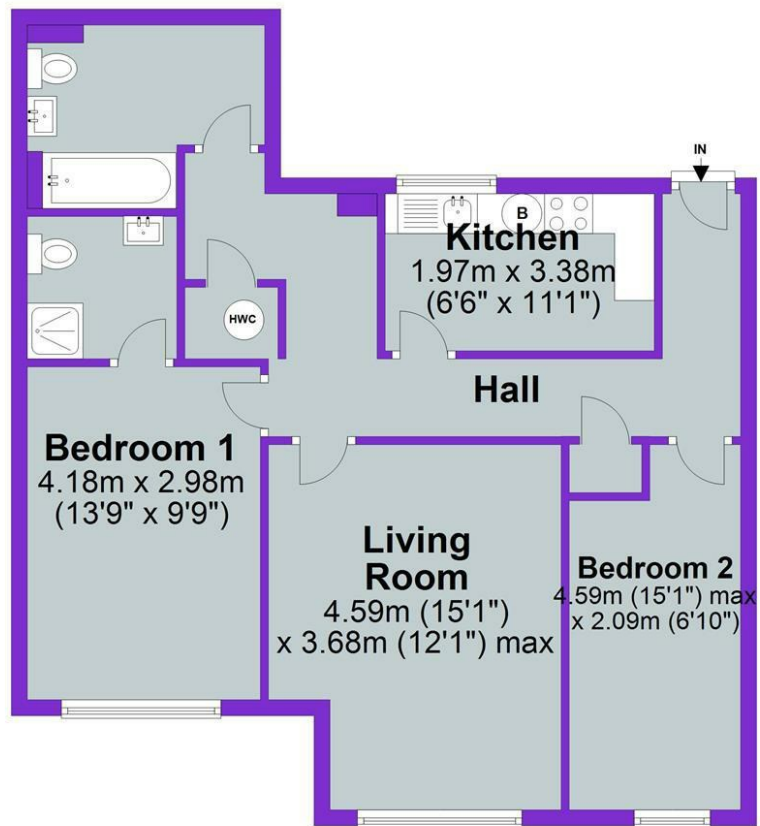
Further desirable features include a security access system, lift service, gas fired central heating, uPVC double glazed windows and well-maintained attractive communal gardens.

An early viewing is highly recommended.



Third Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



Total area: approx. 70.1 sq. metres (754.3 sq. feet)

Entrance Hall

Solid wood front door, grey carpet, white emulsion walls, two storage cupboards.

Living Room

uPVC double glazed window, grey carpet, white emulsion painted walls, radiator, ceiling light fitting.

Kitchen

uPVC double glazed window, wood effect flooring, range of gloss white wall and base units with grey worktops, gas hob, electric oven, stainless steel extractor hood, gas boiler, ceiling light fitting, radiator.

Bedroom 1

uPVC double glazed window, grey carpet, white emulsion walls, ceiling light fitting, radiator.

Ensuite Shower Room

White suite comprising pedestal wash basin, low-level WC, enclosed shower cubicle, part tiled walls, large wall mirror, ceiling light fitting, heated towel rail, extractor fan.

Bedroom 2

uPVC double glazed window, grey carpet, white emulsion painted walls, ceiling light fitting, radiator.

Bathroom

Wood effect flooring, white bath with shower over, white gloss vanity unit with top mounted wash basin, WC, part tiled walls, wall mirror, chrome heated towel rail, ceiling light fitting.

Outside

There are beautiful and spacious communal gardens to the rear of this development for use by residents. This flat also benefits from an allocated parking space in the car park area to the rear.

Lease/Ground Rent/Service Charges

Lease: approx. 96 years remaining

Ground Rent: £200 per annum

Service Charge: £2160 per annum (includes maintenance of all communal areas and grounds, window cleaning, lift servicing and vendor advises sinking fund for future expenditure)

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.