



homezone

£215,000 Leasehold

**26 Byron House Porchester
Mead**

Beckenham, BR3 1TW

- STYLISH CONTEMPORARY ONE BEDROOM FOURTH FLOOR FLAT
- EXTRAORDINARY VIEWS
- LONG LEASE - 996 YEARS
- LIFT
- DOUBLE GLAZING
- GARAGE EN BLOC & SECURE GATED PARKING
- RESIDENTS' COMMUNAL LAUNDRY
- COMMUNAL BIKE STORE
- NEAREST RAILWAY/TRAM STATIONS BECKENHAM HILL & BECKENHAM JUNCTION
- IDEALLY LOCATED FOR BECKENHAM PLACE PARK



Homezone Property Services - Beckenham

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Contemporary, stylish one-bedroom flat situated on the fourth floor, enjoying the most extraordinary views over Kent. An ideal purchase for a first-time buyer, downsizer, or investor looking for easy access to Beckenham Town Centre and the much-loved Beckenham Place Park. A cyclist's dream with a communal bike store.

Neutrally decorated throughout with an attractive steel blue high gloss kitchen suite with decorative tiled floor, a bright, spacious, double aspect living room, a modern fully tiled white bathroom suite, copious amounts of storage in the entrance hall, double glazing, electric heating, and luxury laminate flooring, you can move in without needing to change a thing.

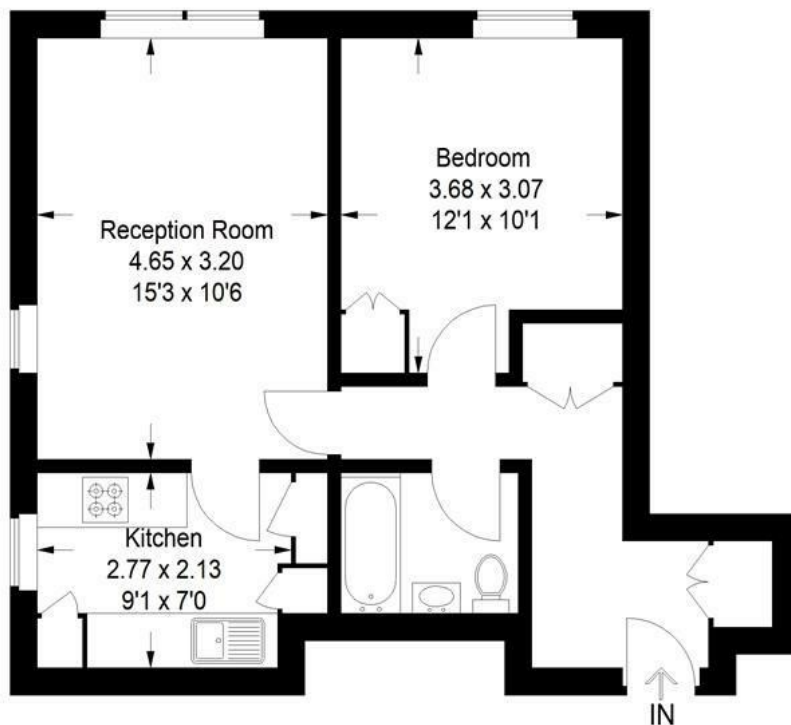
Further benefits include an entryphone, secure gated parking, a garage en bloc, and a residents' communal laundry operating on a pay-per-use basis. For commuters, Beckenham Hill and Beckenham Junction railway and tram are the nearest stations with services into London Blackfriars and Victoria, Swanley, and Wimbledon.

Call now to book your viewing!



Byron House, BR3

Approximate Gross Internal Area
45.3 sq m / 488 sq ft



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID946919)

Communal Entrance Hall

Stairs and lift to the fourth floor.

Entrance Hall

Wooden front door, storage cupboard housing fuse box, coats cupboard, entryphone, grey limed oak effect laminate flooring, two ceiling light fittings.

Living Room

White painted wooden door, uPVC double glazed windows to side and rear, Dimplex Quantum wall mounted electric heater, media point, grey limed oak laminate flooring, ceiling light fitting.

Kitchen

Wooden painted door, uPVC double glazed window to side, built-in larder cupboard, airing cupboard housing 'Joule' hot water tank, 'Zilmet' expansion vessel, range of steel blue high gloss base units with white melamine worktops over, charcoal grey composite sink and drainer with chrome mixer tap and hand held spray, integrated fridge freezer, 4 ring Siemens electric hob, Siemens electric oven, white 'Metropolitan' tiled splashbacks, ceiling light fitting, decorative ceramic tiled floor.

Bedroom

White painted wooden door, uPVC double-glazed window to rear, built-in wardrobe, Dimplex 'Quantum' wall mounted electric heater, ceiling light fitting, grey limed oak style laminate flooring.

Bathroom

White painted wooden door, white suite comprising wall mounted wash hand basin with chrome 'Waterfall' mixer tap, panelled bath with wall mounted 'rainfall' shower over, low level wc, fitted mirror with light, partly tiled walls, tiled floor, air vent, ceiling light fitting.

Parking

Garage en-bloc with up and over door.
Secure gated off-street parking.

Communal Facilities

Residents' Bike Store, accessed with a security fob.
Residents' Communal Laundry operated on a pay-per-use basis.

Lease/Service Charge/Ground Rent

Lease: 996 years remaining.

Service Charge: £2332.41 per annum.

Ground Rent: Zero.

Council Tax

London Borough of Bromley.

Band: B

EPC

Band: C

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.