



homezone

Offers In Excess of  
£275,000 Leasehold

105 Albemarle Road

Beckenham, BR3 5XF

- ATTRACTIVE PRIVATE BLOCK
- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM
- MODERN KITCHEN AND BATHROOM
- NEUTRAL DECORATION THROUGHOUT
- CLOSE TO SHORTLANDS/BECKENHAM
- TO REAR OF BLOCK - QUIET OUTLOOK
- PRIVATE GARAGE TO REAR



## 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 beautiful and immaculately presented first floor one double bedroom apartment in this attractive small private block, located between Shortlands and Beckenham.

This property is an ideal first time buyer or investor property, and comprises entrance hall, spacious living room, modern white gloss kitchen suite, modern bathroom with integrated shower controls over bath and a generous double bedroom with built in wardrobes.

The property is decorated meticulously, with attractive neutral emulsion colours to all walls, decorative ceiling coving and neutral carpets. There is also a private garage to the rear, where there is an electric gated entrance for residents.

This is a beautiful one bedroom flat priced very sensibly, and an early viewing is highly recommended.



### First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 48.1 sq. metres (517.4 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**

Solid wood front door, neutral carpets, neutral emulsion painted walls, storage cupboard, radiator, ceiling coving, ceiling light fitting.

**Living Room**

16'10 x 11'5 (5.13m x 3.48m)

White painted wood door, neutral carpet, neutral emulsion painted walls with ceiling coving, large UPVC double glazed windows overlooking the rear communal gardens, additional high level double glazed window, radiator, ceiling light fitting.

**Kitchen**

8'7 plus door recess x 6'9 (2.62m plus door recess x 2.06m)

White painted wood door, stone effect flooring, a range of modern white gloss kitchen cabinets with high gloss laminated worktops, built in oven and hob with overhead extractor, gas boiler, mosaic splash back wall tile, double glazed window, ceiling light fitting.

**Bedroom**

12'10 max x 9'5 (3.91m max x 2.87m)

White painted door, neutral carpet, neutral emulsion painted walls, ceiling coving, double glazed window, radiator, large built in wardrobes.

**Bathroom**

6'0 max x 6'10 (1.83m max x 2.08m)

White painted door, vinyl flooring, white WC, top mounted basin integrated to white vanity cabinet, white bath with wall integrated shower controls, part tiled walls with remainder painted neutral colour, extractor fan, ceiling light fitting.

**Garage**

On block garage with up and over door. Gated entry to rear of block.

**Outside**

Communal gardens to front and rear.

**Lease / Service Charge / Ground Rent**

Services charges are £115 per month (£1380 per annum)

Lease - Vendor advises that there is 989 years remaining on the lease.

Ground rent - to be confirmed.

**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.