



homezone

Offers In Excess of
£435,000 Leasehold

Flat 13, 61 Park Road

Beckenham, BR3 1QG

- MODERN DEVELOPMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SPACIOUS LIVING ROOM
- LARGE BALCONY
- NEUTRAL DECORATION THRU
- ALLOCATED PARKING
- CLOSE TO BECKENHAM TOWN
- LANDSCAPED COMM GARDENS



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





Occupying the second floor of this imposing modern development is this beautiful two double bedroom, two bathroom apartment with spacious private balcony accessed from the living room and via sliding patio doors from the master bedroom.

The property comprises spacious central entrance hall with storage cupboard and wood effect flooring, a modern wood effect kitchen suite, a good sized L-shaped living room, balcony, two double bedrooms, ensuite shower room to master bedroom, family bathroom and a walk-in wardrobe room to the second bedroom.

The property is decorated in neutral styles with white emulsion painted walls and neutral carpets and floorings.

Other benefits include attractive communal gardens, lift, double glazed windows and gas central heating.

Beckenham Junction and New Beckenham stations are within a short walk, as is Beckenham town centre with its numerous and popular bars and restaurants.

This property is offered CHAIN FREE. An internal viewing is highly recommended.



Second Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 75.6 sq. metres (813.3 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

8'3 x 7'0 plus passageway (2.51m x 2.13m plus passageway)
Solid wood front door, wood laminate flooring, storage cupboard, airing cupboard, white emulsion painted walls, radiator, two ceiling light fittings.

Living Room

14'2 max x 16'6 max (4.32m max x 5.03m max)
A spacious L-shaped living room, wood door, beige carpet, white emulsion painted walls, two ceiling light fittings, two radiators, coving, UPVC double glazed window, UPVC double glazed door leading to balcony

Balcony

10'2 x 6'5 (3.10m x 1.96m)
Entrance via living room and master bedroom, terracotta tiled flooring, black painted metal boundary railing.

Kitchen

10'10 x 6'10 (3.30m x 2.08m)
Wood door, wood laminate flooring, wood effect kitchen cabinet fronts, grey laminate worktops, stainless steel sink and drainer unit with chrome mixer tap, gas hob, electric oven, space for fridge/freezer and washing machine, UPVC double glazed window, gas boiler, ceiling light fitting, tiled splash back to worktop areas.

Master Bedroom

10'0 x 10'6 (3.05m x 3.20m)
Wood door, beige carpet, white emulsion painted walls, UPVC double glazed patio doors leading to balcony, radiator, ceiling light fitting.

Master Ensuite Shower Room

6'1 x 6'1 (1.85m x 1.85m)
Wood door, wood laminate flooring, part tiled walls, part emulsion painted, vanity cabinet with top mounted hand basin, low level WC, large corner shower enclosure with glass screen and sliding entry door, radiator, ceiling light fitting, extractor fan.

Bedroom 2

15'9 max reducing to 13'3 x 8'1 (4.80m max reducing to 4.04m x 2.46m)
Wood door, beige carpet, white emulsion painted walls, radiator, ceiling light fitting, UPVC double glazed window, walk in wardrobe measuring 6ft x 5ft with wooden hanging and shelving, ceiling light fitting.

Family Bathroom

7'3 x 6'0 (2.21m x 1.83m)
Wood door, wood laminate flooring, white bath, pedestal hand basin, low level WC, part tiled walls, part emulsion painted, radiator, ceiling light fitting, extractor fan.

Outside

Harvest Court benefits from well landscaped and maintained grounds. There is a visitors car park area to the front with lawned and planted areas to the side and front boundary. There is a side access road leading to the rear of the development where the residents parking is located. Attractive landscaped rear communal gardens with mature trees and bushes set in orderly fashion.

Lease/Service Charge/Ground Rent

Length of Lease - 125 years from 1992, 101 years remaining.
Services Charges - £1428 per annum, payable in two installments, April and October.
Ground Rent - £100 per annum

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.