



homezone

**£285,000 Share of Freehold**

**8 Mountbatten Gdns**

Beckenham, BR3 3TJ

- CHAIN FREE
- TWO BEDROOM FIRST FLOOR (TOP) FLAT
- QUIET CUL-DE-SAC LOCATION
- SHARE OF FREEHOLD
- EAST/WEST ASPECT PROVIDING AN ABUNDANCE OF NATURAL LIGHT
- COMMUNAL GARDENS WITH BRICK BUILT BBQ FEATURE
- TWO ALLOCATED OFF STREET PARKING SPACES
- CONVENIENT FOR LOCAL SHOPS AND RESTAURANTS
- 12 MINS WALK TO ELMERS END RAILWAY/TRAM STATION
- LOCAL SCHOOLS INCLUDE MARION VIAN PRIMARY & EDEN PARK HIGH SCHOOL



### Homezone Property Services - Beckenham

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Web: [www.homezone.co.uk](http://www.homezone.co.uk)





\*\*\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS\*\*\* Delightful, chain-free, two-bedroom first-floor (top) flat in a popular private development built in 1995 within walking distance of Elmers End Station with connections to London Bridge, Cannon Street, and Charing Cross. Situated in a peaceful cul de sac, this flat benefits from a separate kitchen (easily converted to open plan), electric storage heaters, two allocated parking spaces, and well-maintained communal gardens.

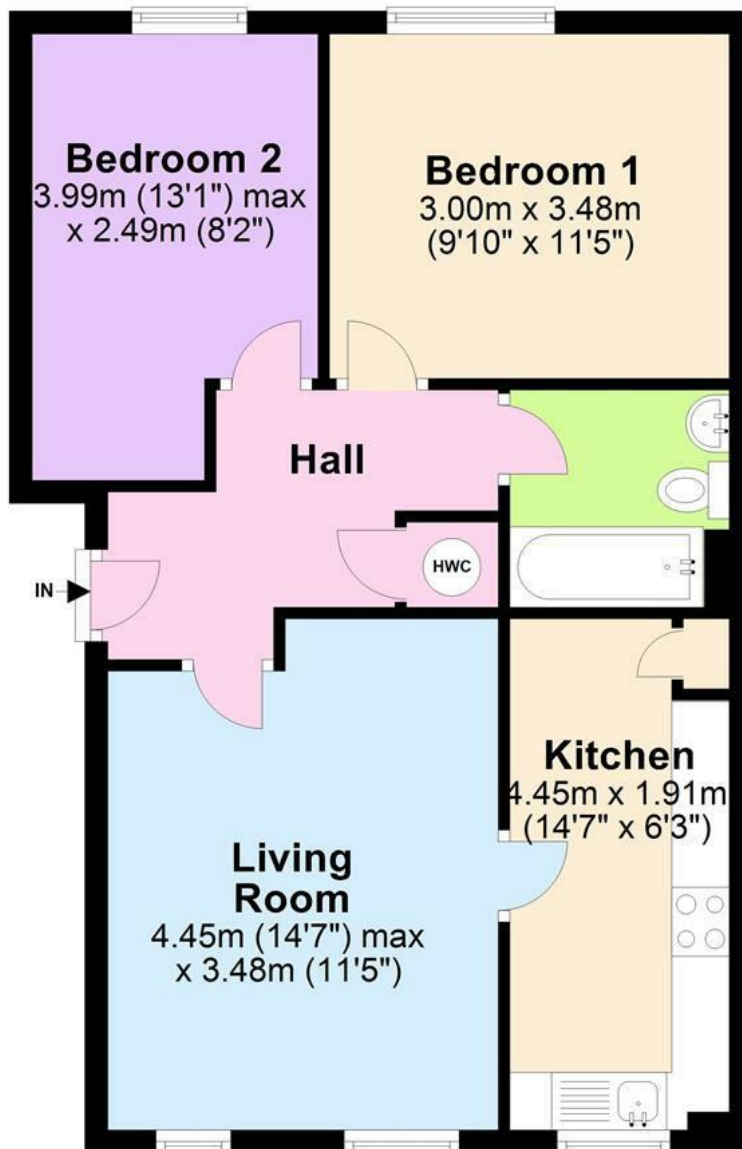
Nearest schools include Marion Vian Primary and Eden Park High School. For nature-loving or cycling enthusiasts, South Norwood Country Park is 14 minutes walk away. The bustling community of Elmers End with its shops, restaurants, and Tesco superstore is close by, and for those wanting even more choice of shopping and dining, Beckenham town centre is 20 minutes walk away. For those needing to get to London Victoria, Beckenham Junction station is a bus ride away or a 30-minute walk.

Call now on 020 3794 7545 to book a viewing.



## First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 54.1 sq. metres (582.4 sq. feet)

**Covered Entrance Way**

Meter access.

**Communal Entrance Hall**

Solid wood panelled front door, stairs to first floor with handrail, window, wall light, Artex ceiling, ceiling light fitting, fitted carpet.

**Entrance Hall**

Solid wood panelled door, airing cupboard housing hot water cylinder and cold water tank, wall mounted fusebox, wall mounted Creda night storage heater, hatch to roof space, Artex ceiling, smoke alarm, ceiling light fitting, fitted carpet.

**Living Room**

White panelled door, twin windows to front, wall mounted Creda night storage heater, Artex ceiling, smoke alarm, telephone point, television aerial point, ceiling light fitting, fitted carpet. Door to:-

**Kitchen**

White panelled door, window to front, range of blue/grey flat front wall and base units with beech trim and laminated worktops, stainless steel sink and drainer, Zanussi 4 ring electric hob, Zanussi extractor hood, Zanussi oven, space for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, Artex ceiling, ceiling light fitting, vinyl flooring.

**Bedroom 1**

White panelled door, window to side, wall mounted electric heater, telephone point, Artex ceiling, ceiling light fitting, fitted carpet.

**Bedroom 2**

White panelled door, window to side, wall mounted electric heater, Artex ceiling, ceiling light fitting, fitted carpet.

**Bathroom**

White panelled door, grey bathroom suite comprising panelled bath with Mira electric shower, pedestal wash hand basin, shaver point, low-level WC, Artex ceiling, ceiling light fitting, vinyl flooring, wall mounted electric heater.

**Outside**

Well-maintained communal gardens featuring brick-built barbeque station.

**Parking**

Two allocated car park spaces to the front of the property.

**Lease**

Share of freehold - long lease (956 years).

**Service Charge**

£1,095.75 yearly in advance (due payable in January).

No ground rent as Share of Freehold.

**Council Tax**

Band: D

London Borough of Bromley

**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.