



homezone

**£450,000 Leasehold -
Share of Freehold**

4 Copers Cope Road

Beckenham, BR3 1NB

- BEAUTIFUL 2 BED, 2 BATH CONVERSION FLAT
- SHARE OF FREEHOLD
- HUGE LIVING & DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM / ENSUITE SHOWER
- DIRECT ACCESS TO LARGE PRIVATE PATIO
- COMMUNAL GARDENS
- 2 PRIVATE ALLOCATED PARKING SPACES
- CLOSE TO BECKENHAM HIGH STREET
- 2 MINS WALK TO BECKENHAM JUNCTION RAILWAY STATION



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Forming the entire ground floor of this stunning period residence, we are delighted to offer for sale this beautiful and very spacious two double bedroom, two bathroom luxury apartment which benefits from a large private patio to the rear and with direct access from the property.

Internally, the property comprises spacious entrance hall with storage, modern kitchen/breakfast room, a huge living and dining room, large double bedroom with modern fully tiled ensuite shower room, a good sized second bedroom, modern family bathroom, separate WC and a glorious large (30'0 x 12'8) private and secluded patio to the rear.

The property is tastefully decorated with a range of solid and neutrally carpeted floors, modern neutral decoration, gas central heating and full double glazing throughout.

Outside there is a residents car park and this flat benefits from two private allocated parking spaces.

Beckenham Junction station and the High Street with its plentiful bars and restaurants are both within a few minutes walk from the property.



Ground Floor



Total area: approx. 82.6 sq. metres (889.1 sq. feet)

Entrance Hall

Solid wood painted front door, oak effect laminate flooring, neutral emulsion painted walls with dado rail and coving, built in storage cupboards, heating control, two ceiling light fittings, radiator in wooden decorative cover.

Separate WC

White painted panelled door, wood laminate flooring, white emulsion painted walls, coving, WC, small wall mounted wash basin, radiator, UPVC double glazed window.

Kitchen/Breakfast Room

12'0 x 8'2 (3.66m x 2.49m)

White painted panelled door, wood laminate flooring, white and pastel emulsion painted walls, range of white kitchen cabinets to floor and wall with wood effect worktops, electric oven, gas hob, stainless steel extractor hood and stainless steel wall splash panel, spaces for appliances, coving, ceiling light fitting, breakfast bar, combination boiler, UPVC double glazed window.

Lounge/Dining Room

21'6 max recesses x 14'7 (6.55m max recesses x 4.45m)

White painted panelled door, wood laminate flooring to dining area with neutral carpet to lounge area, neutral emulsion painted walls, dado rail and decorative ceiling coving, three UPVC double glazed sash windows, ornamental white painted fireplace surround with black period style cast iron fireplace, black tiled hearth, attractive built in storage cupboards to chimney breast recesses, ceiling light fitting and two wall lights, two radiators.

Master Bedroom

13'11 x 14'0 max recesses (4.24m x 4.27m max recesses)

White painted panelled door, neutral carpet, white emulsion painted walls with feature fireplace in lilac emulsion, two UPVC double glazed sash windows with fitted window shutters, coving, radiator, ceiling light fitting.

Master Ensuite Shower Room

6'0 max x 5'7 max, reducing to 4'6 (1.83m max x 1.70m max, reducing to 1.37m)

White painted panelled door, grey floor tile and two tone modern grey wall tiles, walk in shower

recess with wall integrated shower controls and outlet, built in white vanity storage unit with top mounted wash basin and concealed cistern WC, chrome heated towel rail, spot lights, fitted illuminated mirror, extractor fan.

Bedroom 2

10'2 x 8'9 (3.10m x 2.67m)

White painted panelled door, neutral carpet, blue and white emulsion painted walls with dado rail and coving, built in wardrobe, ceiling light fitting, radiator, UPVC double glazed French doors leading out to private patio with fitted shutters.

Family Bathroom

6'1 x 5'5 (1.85m x 1.65m)

White painted panelled door, neutral floor tile with matching pattern wall tiles to part of bathroom, remainder painted in white emulsion, "P" shaped bath with shower over, mixer tap and curved glass shower screen, gloss white vanity storage unit with wide top mounted wash basin, ceiling light fitting, extractor, chrome heated towel rail.

Private Patio & outside

This property benefits from a private rear paved patio accessed directly via the French doors from bedroom 2, with stone paving and a small storage shed. There is a spacious communal garden beyond the patio and this flat also benefits from two private allocated parking spaces, together with some visitors spaces.

Lease & Service Charges

This property benefits from a share in the freehold. Vendors advise that the current lease is 99 years remaining, which can be increased easily as this flat owns a share in the freehold.

Service charges are £1808.84 per annum (£150.67 per month).

Ground rent - zero/peppercorn.

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.