



homezone

**£500,000 Leasehold -
Share of Freehold**

**3 Waylands Mead
The Knoll**

Beckenham, BR3 5XT

- EXCLUSIVE & TRANQUIL LOCATION
- CHAIN FREE
- 2 BEDROOM GROUND FLOOR FLAT
- ENSUITE BATHROOM
- SHARE OF FREEHOLD (950 YRS ON LEASE)
- SOUTH FACING PRIVATE TERRACE
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GARAGE EN BLOC & VISITORS PARKING
- 5 MINUTES WALK BECKENHAM TOWN CENTRE
- 10 MINUTES WALK BECKENHAM JUNCTION RAILWAY/TRAM



Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





*** CHAIN FREE ***

Rarely available is this charming, spacious, two double bedroom, two-bathroom, ground floor flat situated in one of the most sought-after, exclusive locations in Beckenham overlooking the beautiful Brunswick Terrace.

The flat benefits from a desirable south-facing private terrace, entry phone, excellent storage including built-in wardrobes, double glazing, gas-fired central heating, and garage en-bloc with visitors parking. Pristine, landscaped communal gardens add to the attractiveness of Waylands Mead.

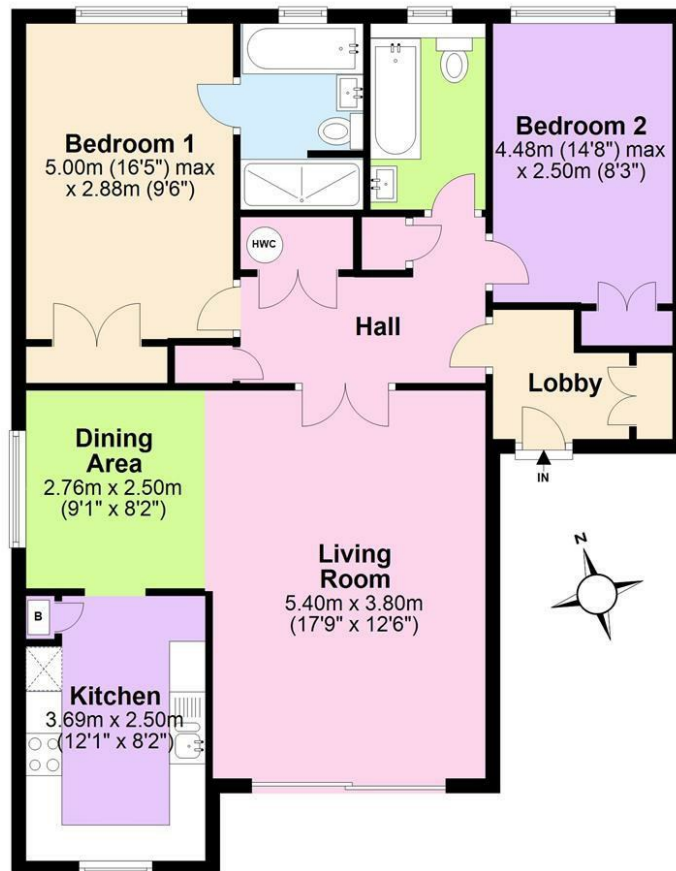
Beckenham Town Centre with its abundance of independent shops, popular bars, and restaurants is a five-minute walk away and Beckenham Junction Railway Station with its fast and frequent services to London Victoria and Tramline to Wimbledon is a ten-minute walk away.

Early viewing is recommended if you want to snap this up quickly!



Ground Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

Communal Entrance Hall

Cupboard housing electric meter. Ceiling light fitting, fitted carpet.

Entrance Lobby

Wooden front door, built-in coats cupboard, ceiling light fitting, Artex ceiling, fitted carpet, GWPP glazed door to:-

Hallway

Airing cupboard housing hot water tank (cold water tank in the cupboard above), further storage cupboard, entryphone, radiator, Artex ceiling, ceiling light fitting, fitted carpet, GWPP glazed double doors to:

Living Room/Dining Room

Living Area: uPVC double glazed sliding patio doors to terrace, radiator, wall light points, Artex ceiling, coving, ceiling light fitting, fitted carpet. Dining Area: uPVC double glazed west-facing window to side, radiator, Artex ceiling, coving, ceiling light fitting, fitted carpet, GWPP glazed door to:-

Kitchen

uPVC double glazed window to front, range of cream wall and base units with laminate worktops incorporating a breakfast bar (gas meter in the corner underneath), stainless steel double sink with chrome mixer tap and drainer, Siemens double oven, Neff 4-ring electric hob with Neff extractor hood over, space and plumbing for washing machine, space for fridge freezer, cupboard housing Worcester boiler, tiled splashbacks, radiator, Artex ceiling, ceiling light fitting, linoleum flooring.

Bedroom One

uPVC double glazed window to rear, built-in wardrobe, radiator, Artex ceiling, coving, ceiling light fitting, fitted carpet, door to:

Ensuite Bathroom

uPVC frosted double glazed window to rear, cream suite comprising pedestal wash hand basin with chrome taps, wall mounted light with shaver point, panelled bath with mixer tap and handheld spray attachment, low-level w.c., fitted chrome towel rails, tiled walls, radiator, walk-in fully tiled shower cubicle with Mira shower, Artex ceiling, ceiling light fitting, fitted carpet.

Bedroom Two

uPVC double glazed window to rear, built-in wardrobe, radiator, Artex ceiling, coving, ceiling light fitting, fitted carpet.

Bathroom

uPVC frosted double glazed window to rear, modern white suite comprising vanity unit with basin and chrome mixer tap and wall mounted mirror, low-level w.c., panelled bath with handheld shower spray attachment, fully tiled walls, tiled floor, Artex ceiling, ceiling light fitting.

Outside

South-facing private terrace measuring approximately 11ft x 7ft (3.5m x 2.2m). Immaculately maintained communal gardens.

Garage En Bloc

A single garage with up and over door, located to the rear of the development. Visitors parking adjacent to the garages.

Lease /Service Charges:

Share of freehold - 950 years on the lease (999 years from March 1972).

Service Charges: £355 per quarter (TBC)

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.