



homezone

**Offers In Excess of
£399,950 Leasehold**

**Elmfield Court Westgate
Road**

Beckenham, BR3 5EA

- LARGER THAN AVERAGE 2 BED FLAT
- TWO LARGE DOUBLE BEDROOMS
- HUGE 24FT LIVING ROOM
- SPACIOUS KITCHEN/DINING ROOM
- MODERNLY DECORATED THROUGHOUT
- PRIVATE GARAGE ON BLOCK
- PRIVATE GARDEN AREA
- CLOSE TO SHORTLANDS & BECKENHAM JUNCTION
- OFFERED FOR SALE CHAIN FREE



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Offered for sale CHAIN FREE

A beautiful and very spacious (900 sq/ft) two double bedroom first floor maisonette forming part of a small development of similar private properties, located in a quiet part of the ever popular Beckenham and within easy reach of Beckenham town centre, Beckenham Junction station and the ever popular Beckenham Place Park.

The property has a modern double glazed front door at ground floor level, opening into a small lobby and a staircase that rises to the first floor hallway. There is a spacious and bright kitchen/diner with modern white colour shaker style kitchen suite, a huge 24ft living room with elegant curved brick breast/fire place, two generous double bedrooms, a modern white bathroom with integrated shower over bath and a separate WC.

This property benefits from a private garage on block and a small private garden measuring approximately 23ft x 18ft, with a lawn and a paved patio area and fenced boundary.

Beckenham Junction station is within approximately 10 minutes walk and Shortlands station is also within walking distance.



Ground Floor

Approx. 83.2 sq. metres (895.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 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 misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance

UPVC double glazed front door, small tiled entrance lobby, neutral carpet to rising staircase leading to first floor hallway, storage cupboard, radiator, cream emulsion painted walls, loft hatch providing access to loft.

Kitchen/Diner

11'9 plus window bay x 10'2 (3.58m plus window bay x 3.10m)

A range of wall and base cabinets with off white shaker style door and drawer fronts, grey counter tops, wood laminate flooring, under counter fridge and under counter freezer, integrated dishwasher, built in electric oven and fitted gas hob, UPVC double glazed bay window, stainless steel sink and drainer unit with modern chrome mixer tap, boiler/utility cupboard with overhead storage, chrome radiator.

Living Room

23'4 max bay x 12'10 max (7.11m max bay x 3.91m max)

White painted solid wood door, cream carpet, cream emulsion painted walls, decorative brick built fire place/breast, double radiator, UPVC double glazed window, two ceiling light fittings and 4 wall lights.

Master Bedroom

15'0 x 10'3 (4.57m x 3.12m)

White painted solid wood door, cream carpet, cream emulsion painted walls, large built in fitted wardrobes, double radiator, ceiling light fitting, UPVC double glazed window, coving to ceiling.

Bedroom 2

10'10 x 9'10 (3.30m x 3.00m)

White painted solid wood door, cream carpet, cream emulsion painted walls, double radiator, UPVC double glazed window, ceiling coving, ceiling light fitting.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

White painted wood door, black polished floor tiles, over-sized white bath with mixer tap and wall integrated shower controls and shower hose with large shower head, glass shower screen, part tiled walls, part white emulsion painted, pedestal wash basin, chrome heated towel rail, mirrored bathroom cabinet, UPVC double glazed window, spot lights.

Separate WC

White painted wood door, black polished floor tile, modern WC, wall mounted corner wash basin with chrome mixer tap, corner mirrored wall cabinet, UPVC double glazed window, chrome heated towel rail, ceiling light fitting.

Garage

16'10 x 8'8 (5.13m x 2.64m)

White painted metal up and over door, brick internal walls and concrete floor.

Lease & Service Charge Details

We are advised that this property benefits from a lease of 125 years from 25 March 2001. 108 years remaining.

Service Charges - Maintenance paid for as and when required. No regular service charges.

Ground Rent - £100 per annum (paid £50 half yearly)

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.