



homezone

**£150,000 Leasehold**

**Flat 10 Holmoaks House 47  
Bromley Road**

Beckenham, BR3 5PA

- BEAUTIFULLY PRESENTED RETIREMENT FLAT
- CHAIN FREE
- LIFT
- ATTRACTIVE MODERN KITCHEN SUITE
- STUNNING SHOWER ROOM WITH LARGE SHOWER
- DOUBLE BEDROOM WITH FITTED WARDROBES
- COMMUNAL LOUNGE, LAUNDRY & CONTEMPORARY GUEST SUITE
- RESIDENTS' SECURE CAR PARK
- CLOSE TO BECKENHAM TOWN CENTRE
- GOOD PUBLIC TRANSPORT LINKS



### Homezone Property Services

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\*\*\* CHAIN FREE \*\*\*

We are delighted to offer for sale this impeccable and recently refurbished one-bedroom first-floor retirement flat, forming part of a popular development called Holmoaks House, which is located between Bromley and Beckenham.

Internally, the property comprises an entrance hall with storage, a spacious and beautifully appointed living room with neutral carpet and neutral emulsion walls, a very modern high gloss fitted kitchen suite with solid stone worktops, a spacious double bedroom with built-in wardrobes and mirrored sliding doors and an elegant shower room with concealed cistern WC, grey fronted vanity storage unit with top mounted wash basin, a matching tall storage cabinet and a large walk-in shower enclosure with glass sliding entry door.

Excellent communal facilities include a welcoming and bright residents' lounge with kitchen, a practical residents' laundry, and a stylish recently refurbished guest suite, Outside are well-maintained mature communal grounds with a resident's secure car park.

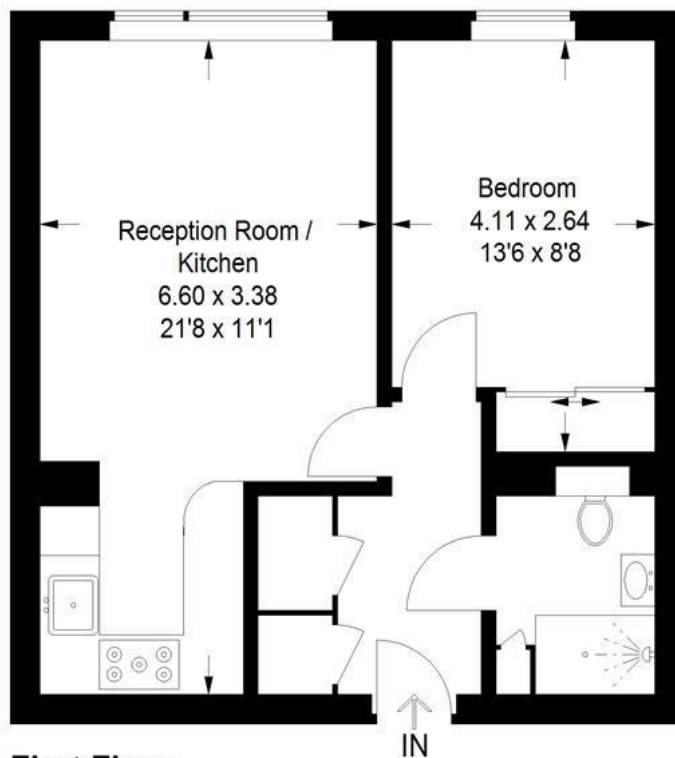
Holmoaks House is located on Bromley Road, between Beckenham and Bromley town centres. Both are within easy reach, and there are excellent public transport connections close to the property on Bromley Road.

Call us on 020 3794 7545 to arrange a viewing.



## Holmoaks House, BR3

Approximate Gross Internal Area  
41.1 sq m / 442 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID910167)

**Entrance Hall**

Solid wood front door, neutral decoration, fitted carpet.

**Living Room**

Fitted high gloss cabinet to corner of living room with TV stand platform, neutral painted walls, double glazed window, radiator, fitted carpet.

**Kitchen**

Kitchen open to living room, grey wood effect laminate flooring, high gloss off white colour kitchen suite with solid stone worktops, under mounted sink with mixer tap, 5 ring gas hob with stainless steel and glass extractor hood, high level built in oven and grill,

**Bedroom**

Wood painted door, neutral painted walls, double glazed window, radiator, ceiling light fitting, built-in wardrobes with mirrored sliding doors housing combination boiler, fitted carpet.

**Bathroom**

Marble effect tiled flooring, concealed cistern WC with shelf to rear, grey wood effect vanity storage cabinet with top mounted wash basin, matching grey wood effect tall storage cabinet, large walk-in shower enclosure with glass sliding entry door, mirror with integral lighting.

**Outside**

There is a car park within the development which is unallocated and free to use for residents. There is also unrestricted parking in the street.

There are attractive communal gardens within the development.

**Lease/Service Charge Details**

Length of Lease - 120 years remaining.

Service Charges - £4017.77 per annum.

Ground Rent - £120 per annum.

**Council Tax**

London Borough of Bromley

Band: B

**Communal Facilities**

Charming, bright residents' lounge and kitchen.

Toilet facilities. Communal laundry. Contemporary guest suite, recently refurbished (charges apply).

**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.