



homezone

Offers In Excess of
£285,000 Leasehold

57-59 Beckenham Road

Beckenham, BR3 4PN

- MODERN TWO BEDROOM APARTMENT
- ABOVE COMMERCIAL PREMISES
- SPACIOUS LIVING ROOM
- MODERN SHAKER STYLE KITCHEN SUITE
- SPACIOUS BATHROOM WITH SHOWER AND BATH
- NEUTRALLY DECORATED THROUGHOUT
- ATTRACTIVE WOOD EFFECT LAMINATE FLOORING
- CLOSE TO CLOCK HOUSE STATION
- CHAIN FREE SALE



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OFFERED FOR SALE CHAIN FREE

Located in the heart of Beckenham and very close to Clockhouse and Kent House stations is this attractive and well proportioned two bedroom apartment above commercial premises, forming the upper parts of this attractive period building of similar properties.

Internally, the property comprises entrance hall with storage cupboard, spacious living room with south facing windows, steps down to a spacious and modern Shaker style kitchen suite, two generous sized bedrooms and a large bathroom with a glass shower enclosure and separate bath.

The property is decorated with neutral emulsion paint throughout and also benefits from attractive wood effect laminate flooring throughout. There is triple glazing to all windows (external sash windows and double glazed UPVC internal/secondary glazing).

This is a lovely two bedroom property in a highly popular location and priced sensibly for the location. An early viewing is highly recommended.



First Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 53.5 sq. metres (576.1 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 mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

Solid wood painted front door, storage cupboard, entry phone, cream emulsion painted walls, spot lights.

Living Room

12'11 x 10'9 max recesses (3.94m x 3.28m max recesses)

Wood effect laminate flooring, cream emulsion painted walls, wall mounted high level shelf, built in shelf/storage unit, external sash window with internal double glazed UPVC windows, ceiling light fitting, radiator.

Kitchen

11'3 x 8'0 (3.43m x 2.44m)

Steps down from living room, neutral colour ceramic floor tile, wood effect shaker style kitchen suite, integrated under counter fridge, integrated dish washer, black laminated counter tops, space for washing machine, splash back tiles, external sash window with internal double glazed UPVC windows, stainless steel sink and drainer unit with chrome mixer tap, combination gas boiler, gas hob and electric oven, stainless steel extractor hood, lighting.

Bedroom 1

14'4 x 8'7 (4.37m x 2.62m)

Wood effect laminate flooring, cream emulsion painted walls, two external sash windows with internal double glazed UPVC windows, radiator, ceiling light fitting, coving.

Bedroom 2

10'11 max x 8'4 max (3.33m max x 2.54m max)

Wood effect laminate flooring, two external sash windows with internal double glazed UPVC windows, cream emulsion painted walls, large built in corner fitted wardrobes, coving, radiator, ceiling light fitting.

Bathroom

9'2 x 5'10 (2.79m x 1.78m)

Tiled floor, glass shower enclosure with wall integrated shower mixer, WC, pedestal wash basin, bath with shower mixer tap, chrome heated towel rail, two wall integrated mirrors, white wall tiles, glass block design wall opening providing natural light from kitchen, spot lights, extractor fan.

Service Charge / Lease details

Length of lease - Property being sold with an extended lease.

Service Charges - £267.29 per quarter.

Ground Rent - £200 per annum.

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.