



homezone

£265,000 Share of Freehold

**2 Erindale Court
15 Copers Cope Road**

Beckenham, BR3 1NE

- BRIGHT AND SPACIOUS ONE BEDROOM GROUND FLOOR FLAT
- CHAIN FREE
- PEACEFUL LOCATION
- SOUTH WEST FACING PATIO AND COMMUNAL GARDENS ACCESSED VIA LIVING ROOM
- ENTRYPHONE
- DOUBLE GLAZING & ELECTRIC HEATING (GAS ON SITE)
- GARAGE EN-BLOC & VISITORS' PARKING
- 7 MINUTES' WALK TO BECKENHAM JUNCTION STATION & 9 MINUTES' WALK TO NEW BECKENHAM STATION
- EASY ACCESS TO BECKENHAM & BROMLEY TOWN CENTRES
- CONVENIENT FOR THE HIGHLY POPULAR BECKENHAM PLACE PARK



Homezone Property Services

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Calling all first-time buyers, investors, and downsizers! Charming, bright, spacious, and CHAIN FREE one double bedroom ground floor apartment located at the rear of this attractive block in the ever-popular tree-lined and peaceful Copers Cope Road, within close proximity to Beckenham Junction and New Beckenham stations and Beckenham's thriving town centre with its extensive choice of independent shops, cafes and restaurants, and high-end supermarkets.

The property comprises an entrance hall, spacious living/dining room with a double glazed door leading out to a paved southwest facing patio and communal gardens, a spacious double bedroom with a built-in double wardrobe, an attractive kitchen with tiled floor, and a white bathroom suite with shower over bath.

The property benefits from double glazing throughout, a garage en-bloc, and residents' and visitors' parking.

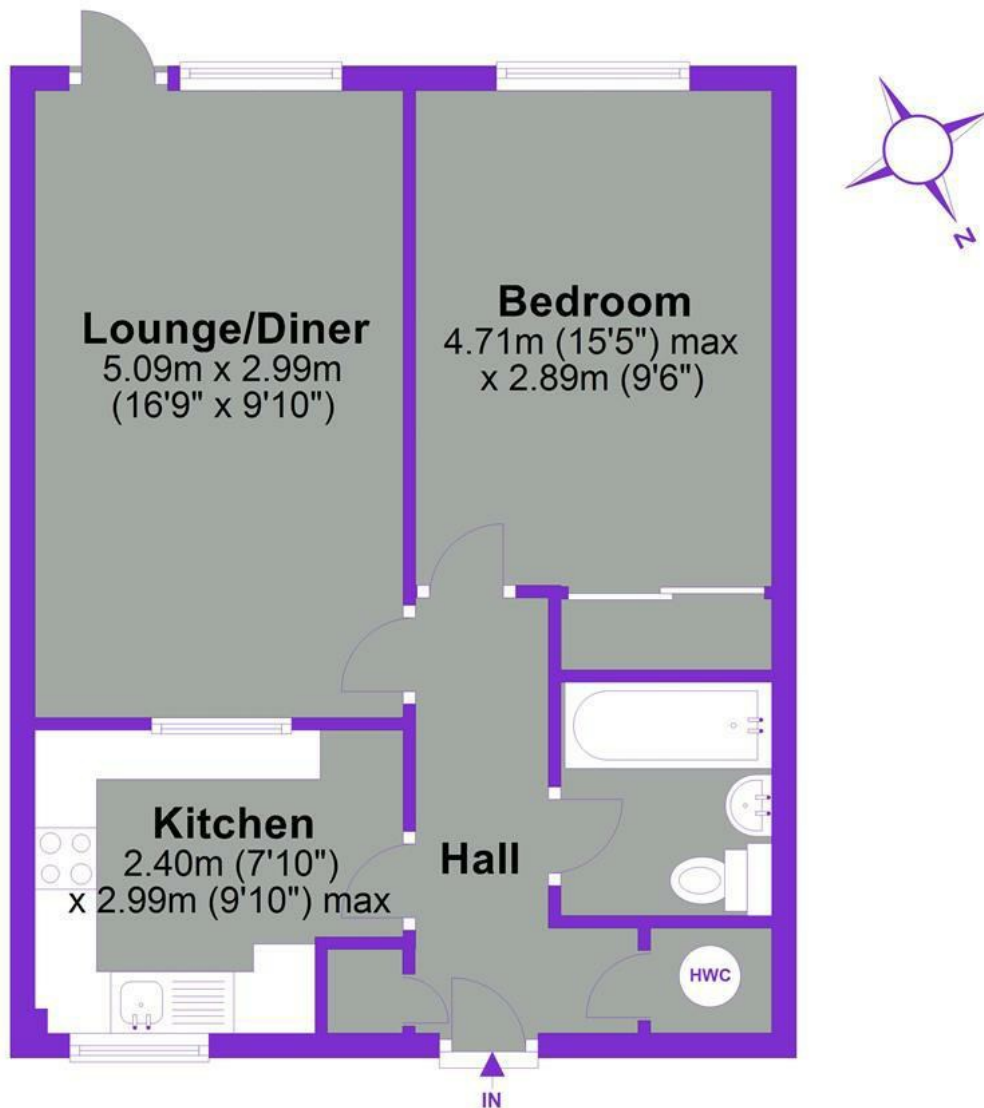
For lovers of the outdoors, dog walkers, cyclists, and wild swimmers, the highly popular Beckenham Place Park is a brisk twenty-minute walk away.

Book your viewing now!



Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 45.8 sq. metres (493.0 sq. feet)

Communal Entrance Hall

Entrance Hall

Wooden door, entryphone point, cupboard housing hot water cylinder, and cold water tank, coats cupboard housing electric meter and fusebox, gas pipe (capped), wall mounted electric heater, ceiling light fitting, laminate wood flooring.

Living/Dining Room

Wooden door, uPVC double glazed part opaque window to rear with uPVC double glazed door to patio and communal garden, wall mounted electric heater,,glazed opaque panel to kitchen, television aerial point, telephone point, laminate wood flooring.

Bedroom

Wooden door, uPVC double-glazed window to rear, built-in wardrobe with sliding doors, wall mounted electric heater, airvent, ceiling light fitting, fitted carpet.

Kitchen

Wooden door, uPVC double glazed window to front, opaque glazed panel to living/dining room, range of beech effect wall and base units incorporating stainless steel sink and drainer with chrome mixer tap, white laminated worktops, undercabinet lighting, 4 ring gas hob, Ignis electric oven with extractor hood over, space and plumbing for washing machine. space for fridge freezer, tiled splashbacks, ceiling light fitting, tiled floor.

Bathroom

Wooden door, white suite comprising panelled bath with Triton electric shower and chrome mixer tap, pedestal wash hand basin with mixer tap, low-level WC, wall mounted electric light with shaver point, tiled walls, 'Silavent' extractor fan, vinyl flooring, ceiling light fitting.

Garage En Bloc

Up and over door.

Lease/Service Charge/Ground Rent

Lease Details: Share of Freehold (989 years left on lease).

Service Charge: £83.35 per calender month.

Ground Rent: Peppercorn.

Council Tax

Council: London Borough of Bromley
Band: C.

EPC

Band: D.

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.