



**Offers In Excess of
£379,950 Leasehold**

Flat 31, 160 Croydon Road

Beckenham, BR3 4FB

- STUNNING MODERN DEVELOPMENT
- 3RD FLOOR APARTMENT WITH VIEWS
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER AND FAMILY BATHROOM
- HEATING BILLS INCLUDED IN SERVICE CHARGE
- MODERN WHITE GLOSS KITCHEN SUITE
- RESIDENTS ALLOCATED CAR PARKING
- FANTASTIC COMMUNAL ROOF TERRACE
- CLOSE TO ELMERS END & SHOPS
- EASY ACCESS BECKENHAM TOWN CENTRE



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Forming part of this stunning development with large elegant entrance lobby with tiled flooring and electric entry doors is this spacious and well appointed two double bedroom, two bathroom apartment.

The property comprises entrance hall, a spacious open plan living and dining room which is also open plan to the modern white gloss kitchen suite with integrated appliances. There is a master bedroom with large built in wardrobes and a modern en-suite shower room, a further double bedroom with large built in wardrobes and a modern fully tiled family bathroom suite with shower mixer over bath and grey gloss vanity and combined wash basin.

The property benefits from neutral decoration throughout and all floors are either solid wood or tiled. Both bathrooms are beautifully designed with attractive wall tiles and modern sanitary ware and fittings.

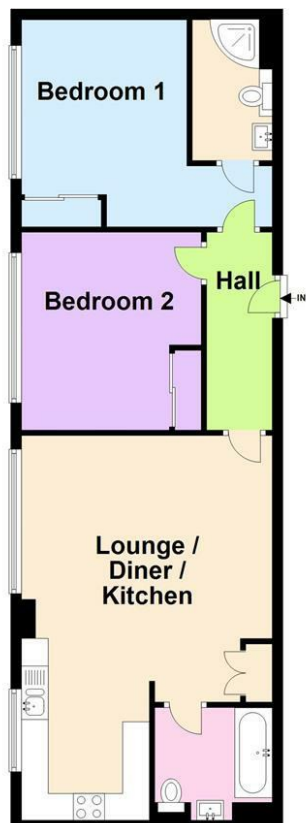
There is a residents car park, within which this flat benefits from an allocated parking space. There is also a large communal roof terrace which enjoys views across Beckenham, Crystal Palace and the City of London. There are also local shops and restaurants within yards of the development, a large 24 hour Tesco store within 5 minutes walk and Elmers End station with rail and tram services is also approximately 5 minutes walk away.

This is a beautifully presented 2 bed, 2 bath apartment with stunning views from its large windows, and an early viewing is highly recommended.



Third Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Total area: approx. 70.2 sq. metres (755.3 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

Wood effect composite multi-lock front door, solid wood flooring neutral emulsion painted walls, spot lights, video entry phone system.

Open Plan Living Room

15'2 approx x 16'1 max approx (4.62m approx x 4.90m max approx)

Wood effect door, solid wood flooring, neutral emulsion painted walls, large full wall length double glazed windows with stunning views across London and to the West, spot lights, radiator, built in storage cupboard.

Open Plan Kitchen

10'9 max x 7'7 (3.28m max x 2.31m)

Solid wood flooring, gloss white kitchen suite with white counter tops, double basin stainless steel sink and drainer unit with modern chrome mixer tap, integrated dish washer, integrated washing machine, integrated fridge freezer, electric oven and electric hob, stainless steel splash panel to rear of hob with a stainless steel extractor hood over, stainless steel up-stands to rear of worktops, spot lights. large UPVC double glazed windows with views.

Master Bedroom

12'8 max x 10'0 plus door recess (3.86m max x 3.05m plus door recess)

Wood effect door, solid wood flooring, neutral emulsion painted walls, large UPVC double glazed windows, built in large wardrobes with sliding entry doors, radiator, ceiling light fitting.

Master Ensuite

8'2 x 4'8 max (2.49m x 1.42m max)

Wood effect door, grey floor tiling and grey wall tiles with one slate effect feature tiled wall, large corner shower enclosure, concealed cistern WC with shelf to rear, red gloss wall mounted vanity storage unit with modern top mounted wash basin, mirrored wall cabinet, spot lights, extractor fan, heated towel rail.

Bedroom 2

11'10 x 10'10 max (3.61m x 3.30m max)

Wood effect door, solid wood flooring, neutral emulsion painted walls, large UPVC double glazed window, radiator, ceiling light fitting, large built in wardrobes with wood effect sliding doors.

Family Bathroom

7'0 x 6'8 max (2.13m x 2.03m max)

Dark grey floor tiles, light grey wood grain effect wall tiles with, bath with wall integrated shower mixer and glass shower screen, concealed cistern WC, shelf to rear, grey gloss vanity storage unit with modern top mounted wash basin, mirrored wall cabinet, heated towel rail, spot lights, extractor fan.

Outside

There is a residents private car park with access via electric remote operated gates, and this flat benefits from an allocated parking space within the car park.

This block benefits from a spacious communal roof terrace with fantastic views across London, Bromley and crystal Palace to the west.

Lease & Service Charge Details

Length of lease - 118 years (125 years from 1/6/2014).

Service Charges - Approx. £1700 per annum (includes heating).

Ground Rent - £350 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.