



homezone

Offers In Excess of
£170,000 Leasehold

95 Rectory Road

Beckenham, BR3 1XF

- BEAUTIFUL RETIREMENT DEVELOPMENT
- ONE BEDROOM GROUND FLOOR FLAT
- VERY CLOSE TO BECKENHAM HIGH ST
- MODERNLY PRESENTED
- RECENT MODERN KITCHEN SUITE
- RESIDENTS COMMUNAL FACILITIES
- STUNNING COMMUNAL GARDENS
- EXCELLENT PUBLIC TRANSPORT LINKS
- OFFERED FOR SALE CHAIN FREE



Homezone Property Services - Beckenham

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We are delighted to be instructed to offer for sale this beautifully presented spacious one double bedroom ground floor 60+ retirement apartment in this highly popular retirement development positioned very close to Beckenham High Street.

The property comprises a spacious modern decorated living room, an equally spacious and modern presented double bedroom with large built in wardrobes, a recently installed high gloss grey colour modern kitchen suite and a good sized bathroom. Within the development there is a communal residents lounge, a staff office and a residents laundry room.

This development is very centrally located, providing walking access to the High Street within a couple of minutes. There are good public transport links close to the development as well, with bus services into Bromley town centre. Beckenham Junction station with it's tram services to Croydon is also within a 10 minute walk.

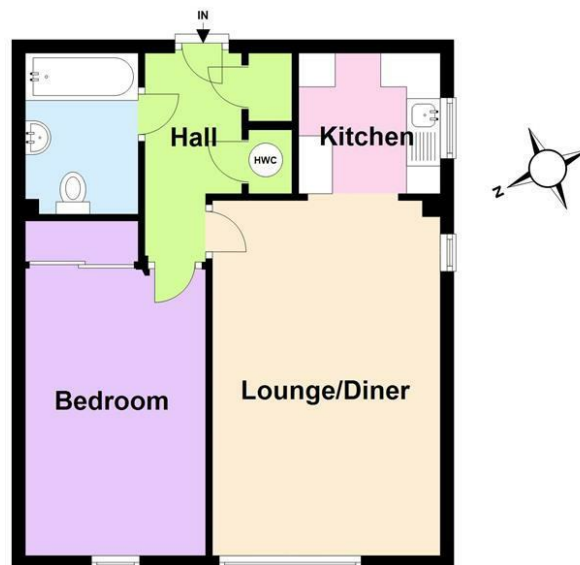
There is also a stunning communal garden to the rear of the building for the use of all residents and a patio area with garden furniture off the residents lounge.

This property is offered chain free and an internal inspection is highly recommended.



Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 45.9 sq. metres (494.0 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 front door, wood laminate flooring, storage cupboard, airing cupboard, modern wallpapered walls, electric heater, ceiling light fitting.

Living Room

17'4 x 11'0 (5.28m x 3.35m)

White painted door, wood laminate flooring, modern wallpapered walls, electric heater, two UPVC double glazed windows, ceiling light fitting.

Kitchen

6'10 x 6'10 (2.08m x 2.08m)

Open to living room, Modern grey colour gloss finish kitchen suite, modern laminate worktops, modern circular sink and drainer unit with chrome mixer tap, wood effect vinyl flooring, tiled splash back, UPVC double glazed window, spaces for appliances, ceiling light fitting.

Bedroom

14'0 x 8'10 (4.27m x 2.69m)

White door, wood laminate flooring, modern wallpapered walls, electric heater, UPVC double glazed window, large built in wardrobe, with sliding mirrored doors, ceiling light fitting.

Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Tiled floor and fully tiled walls, beige colour bathroom suite comprising bath, pedestal wash basin and low level WC, bathroom cabinet with mirrored doors, ceiling light fitting, extractor, electric fan heater.

Communal Facilities

To the rear of block and sitting central to the rear gardens is a spacious residents communal lounge. There is also a residents laundry room.

Outside

To the front of the development is a residents car park available on a first come, first served basis. The rear of the building has beautiful communal gardens for the residents use, with a paved patio and garden furniture off the rear of the residents communal lounge and also a swing chair to the far corner.

Lease / Service Charges / Ground Rent

Length of Lease - Property being offered for sale with an extended lease.

Service Charges - £3376.56 per annum (£281.38 per month)

Ground Rent - £225 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.