



homezone

Offers In Excess of  
£279,950 Leasehold

100C Wessex Court  
Beckenham Road

Beckenham, BR3 4RR

- MODERN ONE BED GARDEN FLAT
- RECENTLY FITTED GLOSS WHITE KITCHEN
- SPACIOUS LIVING ROOM
- MODERN FULLY TILED BATHROOM
- L-SHAPED DOUBLE BEDROOM
- CLOSE TO CLOCK HOUSE/KENT HOUSE
- EASY ACCESS TO BECKENHAM CENTRE
- PRIVATE PATIO GARDEN 40FT X 5.5FT
- SECURE COMMUNAL ENTRNACE
- RESIDENTS ALLOCATED PARKING



### Homezone Property Services - Beckenham

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We are pleased to offer for sale this beautiful ground floor 1 bed purpose built garden flat with a full width (40ft) patio garden to the rear which is approx 5-6ft deep and fenced with paving and gravel areas and allocated residents parking.

This property forms part of a development close to Clock House and Kent House stations and internally comprises entrance hall, recently fitted modern gloss white kitchen suite, attractive spacious living room with wood laminate flooring, a beautiful modern fully tiled (black and white) bathroom site with shower over bath and an integrated vanity cabinet and wash basin and concealed cistern WC and a double bedroom with neutral carpet and white emulsion painted walls.

Transport connections are plentiful, with trains and trams nearby. Beckenham town centre is just a short walk away, with its bustling shops, bars and restaurants.

This is an attractive garden flat in a highly popular and central location and an early viewing is highly recommended.



### Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 43.4 sq. metres (467.2 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, neutral emulsion painted walls, dado rail, ceiling light fitting.

**Kitchen**

12'2 x 6'10, reducing to 5'10 (3.71m x 2.08m, reducing to 1.78m)

Modern grey cushioned vinyl floor covering, recently installed gloss white kitchen cabinets with black worktops and white splash back tiling, electric oven and white electric hob, ceiling coving, UPVC double glazed window and door leading to private garden, stainless steel sink and drainer unit, spaces for washing machine and fridge freezer, ceiling light fitting.

**Living Room**

15'7 max x 10'11 max (4.75m max x 3.33m max)  
Wood laminate flooring, neutral emulsion painted walls, UPVC double glazed windows, dual function electric heater, further modern night storage heater, airing cupboard, coving, ceiling light fitting.

**Bathroom**

8'0 x 4'10 (2.44m x 1.47m)

White painted panelled door, black tiled floor with under floor heating, white and black tiled walls, modern deep white bath with mixer tap and shower attachment with shower over bath, concealed cistern WC, modern white gloss vanity storage cabinet and integrated wash basin with chrome mixer tap, UPVC obscured glass double glazed window, electric heated towel rail, ceiling light fitting.

**Bedroom**

approx 11'5 max x 11'5 max (approx 3.48m max x 3.48m max)

L shaped, neutral carpeted flooring, neutral emulsion painted walls, coving, ceiling light fitting, UPVC double glazed window, dual function electric heater.

**Lease /Service Charge / Ground Rent Details**

Lease - There is 175 years remaining on the lease.

Service Charges - the service charges are £200 per quarter (£800 per annum)

Ground Rent - £100 per annum.

Buildings Insurance Contributions - At last renewal, approximately £300 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.