



homezone

£425,000 Leasehold

Flat 9 Robins Court 77

Beckenham, BR3 5PB

- STYLISH TOP FLOOR 2 BEDROOM PERIOD CONVERSION FLAT
- ENTRYPHONE
- OPEN PLAN KITCHEN/LIVING/DINER
- HIGH CEILINGS & SASH WINDOWS
- UNDERFLOOR HEATING
- EXQUISITE SHARED ROOF TERRACE
- EXTENSIVE COMMUNAL GARDEN
- OFF STREET COMMUNAL PARKING
- EASY ACCESS TO BECKENHAM, SHORTLANDS & BROMLEY
- CLOSE TO EXCELLENT TRANSPORT LINKS



## Homezone Property Services - Beckenham

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A beautifully presented, stylish two bedroom conversion flat set within this magnificent Victorian property ideal for those working from home and desiring access to outside space. The property benefits from many period features such as high ceilings and sash windows and enjoys an abundance of natural light. On entry, a spacious hallway greets you offering a separate area currently used for storage but easily converted into a cosy home office.

Off the hallway is a generous sized open plan living room with contemporary kitchen suite and feature fireplace. The main bedroom is tastefully decorated in Farrow & Ball's 'Stiffkey Blue' and benefits from a south facing aspect.

An exquisite roof terrace accessed via the second bedroom is shared with the other top floor flat and enjoys spectacular views over the South East. The extensive communal garden provides opportunity for an assortment of recreational activities and relaxation.

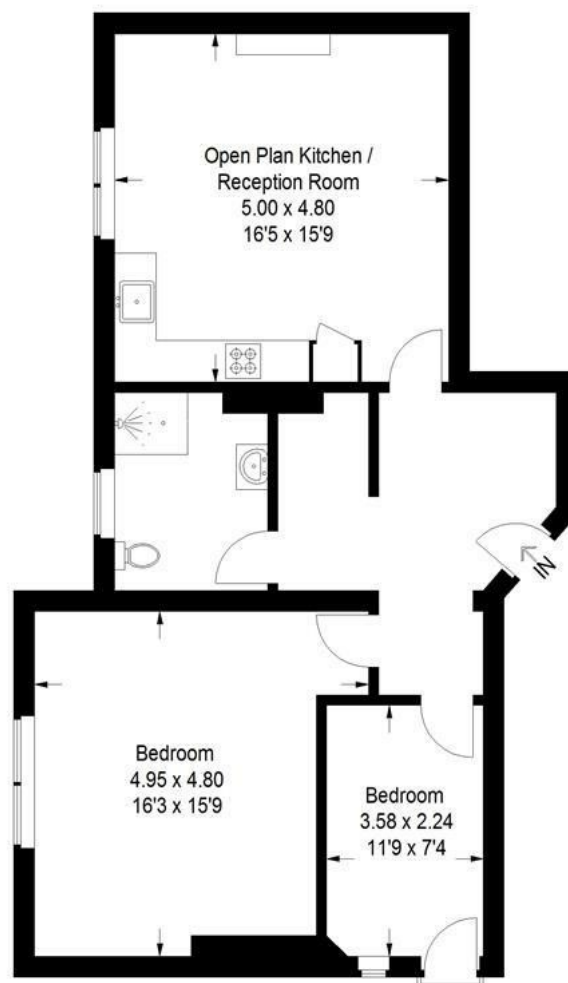
Communal off street parking is available on a private driveway to the front of the property.

Robins Court is conveniently situated within easy reach of both Shortlands Village and Beckenham town centre which offers a fantastic selection of shops, restaurants and bars as well as Beckenham Junction and Shortlands stations which provide excellent links into central London and the City via Thameslink and South-eastern services.

An early viewing to avoid disappointment is recommended at your earliest convenience.



**Approximate Gross Internal Area**  
**76.0 sq m / 818 sq ft**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:674999)

### **Communal Entrance Hall**

Entrance lobby with decorative stained glass picture window, entryphone, door to communal entrance hall, mosaic floor, imposing wood banisters with carpeted stairs leading up to the top (second) floor.

### **Entrance Hall**

Solid wood painted panelled front door, entryphone, storage area with shelving, recessed down-lights, underfloor heating control panel, wooden flooring.

### **Living Room/Kitchen 16'3 x 16'3 (4.95m x 4.95m)**

Solid wood panelled door, wooden double glazed sash windows to front, cast iron fireplace with ornate painted wood surround and slate hearth, high skirting, range of contemporary white wall and base units, AEG electric oven with AEG 4 ring gas hob and AEG extractor hood above, AEG integrated fridge and freezer, AEG 'Favorit Pro Intensiv' dishwasher, white 'Metropolitan' tiled splash-back, wooden 'butcher block' style worktops, stainless steel sink with chrome mixer tap, under cabinet lighting, wooden flooring, telephone point, ceiling light fitting,

### **Bedroom 1 16'4 narrowing to 15'11 x 16'0 narrowing to 13'3 (4.98m narrowing to 4.85m x 4.88m narrowing to 4.04)**

Solid wood painted panelled door, twin wooden double glazed sash windows to front, 'Stiffkey Blue' emulsioned walls, airvent, underfloor heating control, fitted carpet, ceiling light fitting.

### **Bedroom 2 11'11 x 7'4 (3.63m x 2.24m)**

Solid wood painted panelled door with glazed panels above, diamond picture window, uPVC part double glazed door giving access to steps leading down to shared roof terrace, pale blue emulsioned walls, wooden flooring, ceiling light fitting.

### **Shower-Room 7'03 narrowing to 6'07 x 9'05 narrowing to 8'03 (2.21m narrowing to 2.01m x 2.87m narrowing to 2.51)**

Solid painted panelled door with glazed panels over, white wooden double glazed sash window to front, enclosed shower cubicle with fixed 'Rainfall' shower head and chrome control panel, Travertine tiled wall in shower area, Savoy white

pedestal wash hand basin with chrome cross-head mixer taps, sage green emulsioned walls, w.c. with high level cistern, recessed down-lights, Travertine tiled floor, underfloor heating control.

### **Roof Terrace & Outside**

An exquisite patio featuring an abundance of lovingly maintained planted containers provides a calm oasis with beautiful far reaching views of the south east and is shared with one other neighbour. A part glazed wooden door from the terrace opens to steps down to the fire exit and provides just the right amount of storage space for some gardening equipment. Extensive communal gardens to the rear have to be viewed to fully appreciate the size. Residents' and visitors' parking is available at the front of the property.

### **Lease & Service Charges**

Lease: 111 years remaining.

Service Charges: £2,052 per annum (includes buildings insurance, gardening, regular cleaning of internal communal areas, cleaning of bin area, entryphone maintenance and fire alarm system).

Ground Rent: £175 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.