



homezone

**Offers In Excess of
£329,950 Leasehold -
Share of Freehold**

4 Ingleside Close

Beckenham, BR3 1QU

- EXCELLENT LOCATION
- TWO BEDROOM APARTMENT
- QUIET CUL-DE-SAC POSITION
- ATTRACTIVE NEW WHITE GLOSS KITCHEN
- MODERN WHITE BATHROOM SUITE
- CLOSE TO BECKENHAM JUNCTION
- EASY REACH OF THE HIGH STREET
- GARAGE ON BLOCK
- ATTRACTIVE GROUNDS
- SHARE IN THE FREEHOLD



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Forming part of this attractive close with spacious communal grounds is this beautifully presented modern two bedroom first floor apartment.

The property comprises entrance hall with storage cupboard and new wood laminate flooring, attractive lounge/dining room with wood effect flooring, a modern recently installed white gloss kitchen suite with black worktops and white brickwork splash tiles, a brand new modern bathroom suite with P-shaped bath and gloss finish vanity and integrated sink unit and two double bedrooms, both with large built in wardrobes with sliding doors.

Other features include, double glazing, a recent combination gas boiler and modern neutral decoration throughout. The property also benefits from a garage on block to the rear.

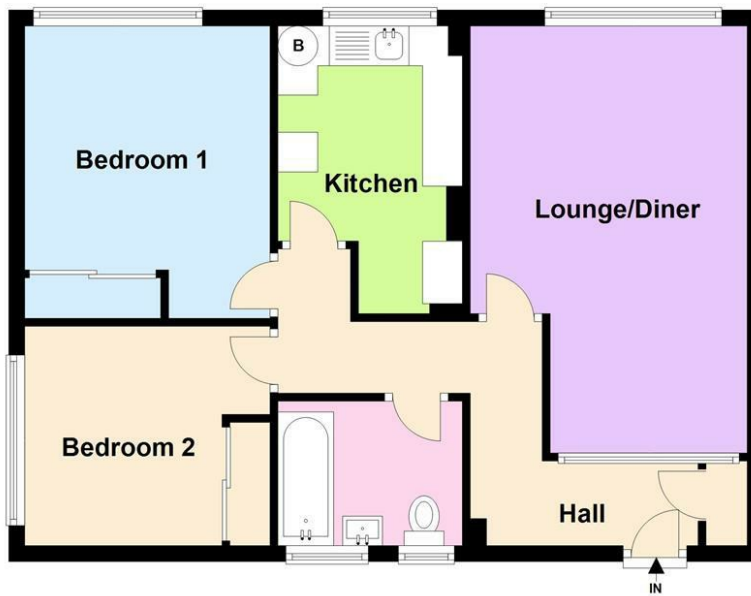
Ingelside Close is positioned on the ever popular Park Road in Beckenham, close to Beckenham Junction and New Beckenham station with both being within a short walking distance.

Beckenham town centre is also close by with it's wide array of shops, restaurants and bars and the ever popular Odeon cinema.



First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 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.

Living Room

l-shaped: 17'4 max x 11'5 max reducing to 8'4 (l-shaped: 5.28m max x 3.48m max reducing to 2.54m)

Glass panelled door, wood laminate flooring, cream wall decoration, large UPVC double glazed windows overlooking communal gardens, two ceiling light fittings, two double radiators.

Kitchen

11'5 max x 7'4 (3.48m max x 2.24m)

Tile effect vinyl flooring, a range of modern gloss white kitchen cabinets with black worktops, modern Worcester Bosch combination gas boiler, stainless steel sink and drainer unit with modern chrome mixer tap, brand new appliances including Hotpoint double oven, Hotpoint ceramic electric hob, Hotpoint extractor hood and a Hotpoint slimline integrated dishwasher, white brick work style splash back wall tiles, serving hatch to living room, ceiling light fitting, coving.

Master Bedroom

11'10 x 9'10 (3.61m x 3.00m)

White panelled door, cream carpet, neutral emulsion painted walls, large built in wardrobes with sliding doors, coving, ceiling light fitting, double radiator, double glazed window.

Bedroom 2

9'10 x 8'10 (3.00m x 2.69m)

White panelled door, beige carpet, neutral emulsion painted walls, built in wardrobes with sliding doors, double glazing, ceiling light fitting, double radiator, coving.

Bathroom

7'5 x 5'10 (2.26m x 1.78m)

A brand new modern bathroom suite comprising P-shaped bath with curved glass shower screen, a modern high gloss vanity unit with integrated wash basin, modern WC, fully tiled floor, modern neutral colour wall tile, two obscured glass double glazed windows, radiator, ceiling light fitting.

Outside

This development benefits from attractive communal gardens to front and rear. This flat also benefits from a private garage on block to the rear of the development.

Lease / Service Charge / Ground Rent

Length of Lease - 999 years from 1969 - 952 years

remaining.

Service Charges - £1500 per annum inclusive of maintenance and buildings insurance.

Ground Rent - No Ground Rent

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.