

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



The Avenue, Beckenham, BR3 5EY

Two Bedroom Ground Floor Flat

Private Garage En Bloc

Popular And Sought After Location

Offers Over £330,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

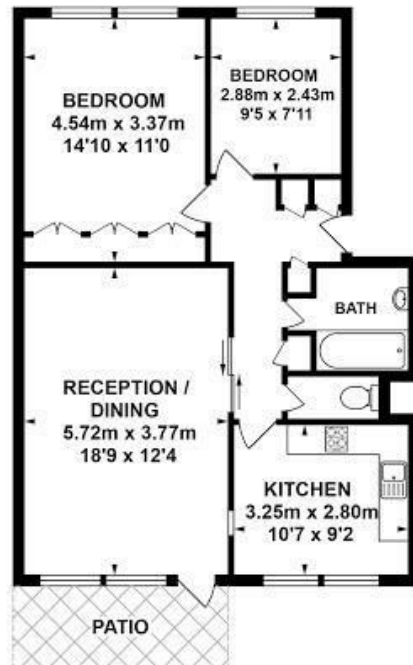
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

A particularly spacious two double bedroom ground floor apartment featuring direct access to a superb south facing decked patio overlooking delightful communal grounds.

The property is located at the top of The Avenue, a popular unadopted road. It enjoys a quiet and leafy setting yet is close by to numerous local facilities including the stations at Ravensbourne, Shortlands and Beckenham Junction.

Additional features include double glazing throughout, a private garage at the rear and a long lease of 900+ years remaining. View now to avoid disappointment



GROUND FLOOR
APPROX. FLOOR
AREA 67.72 SQ.M.
(729 SQ.FT.)

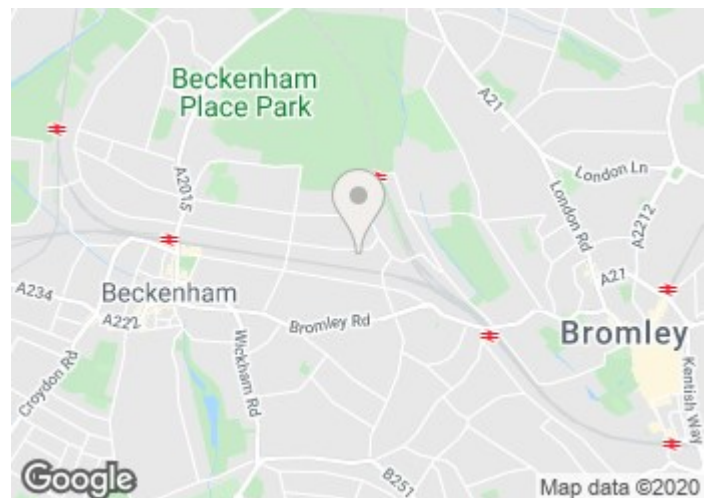


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	82
	EU Directive 2002/91/EC		

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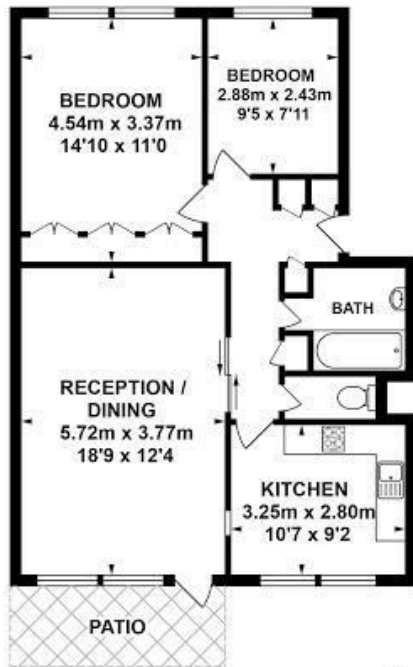
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Entrance

Entrance via intercom linked communal front door to communal hallway and door to flat.

Hallway

Carpeted. Storage cupboards. Doors to:



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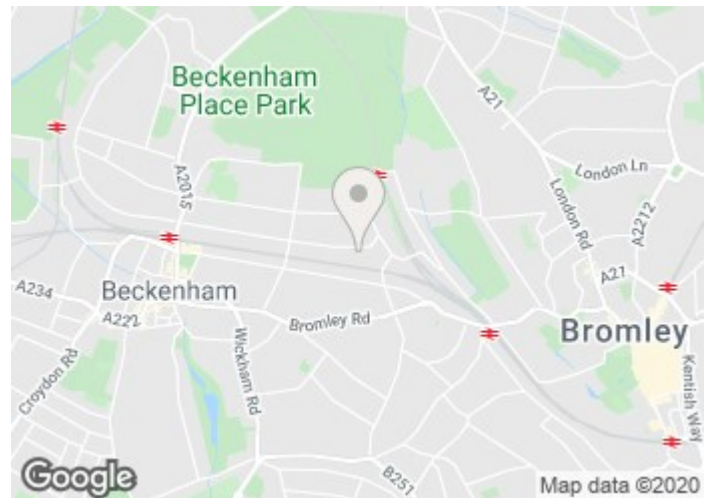


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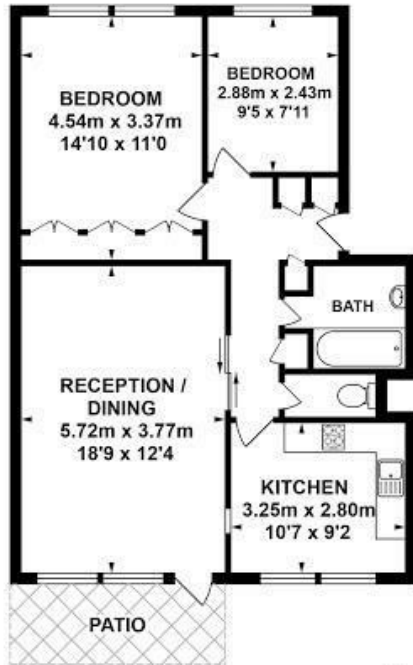
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Reception/Dining Area

Carpeted. Radiator. Double glazed windows to side. Double glazed french door to private terrace.

Kitchen

Tiled floor. Part tiled walls. Range of floor and wall mounted units with worktop over. Free standing oven, hob and fridge freezer. Integrated extractor and wine cooling fridge.



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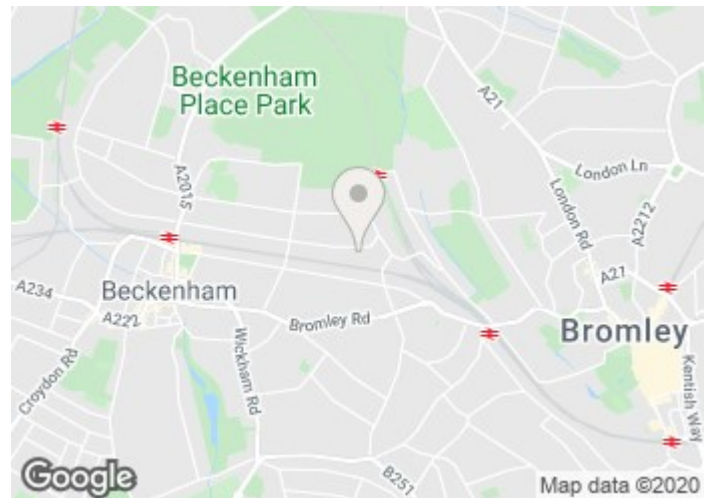


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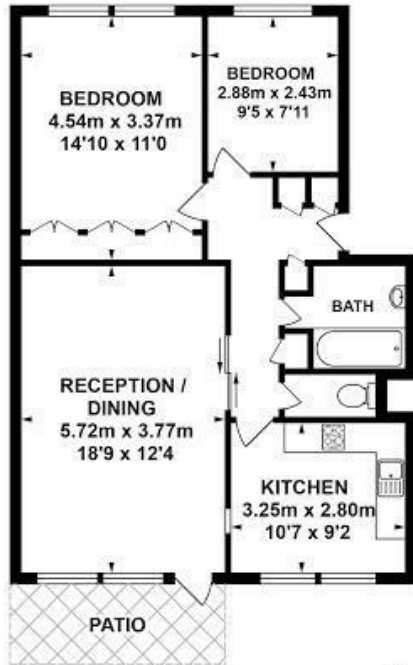
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Bedroom 1

Carpeted. Radiator. Double glazed window to side. Fitted wardrobes.

Bedroom 2

Carpeted. Radiator. Double glazed to side.



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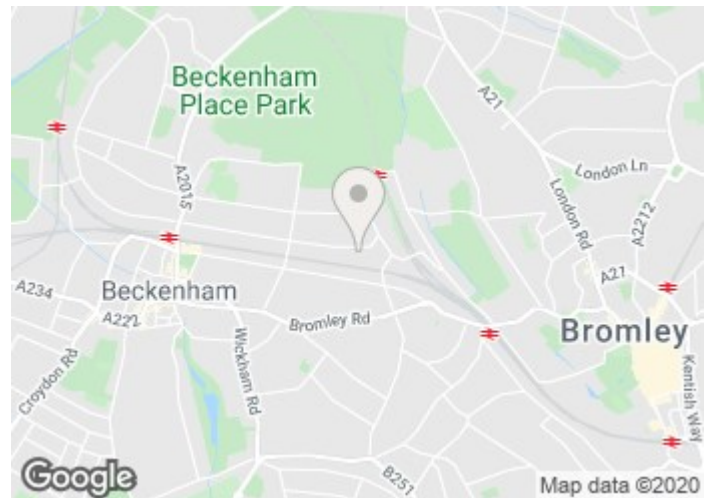


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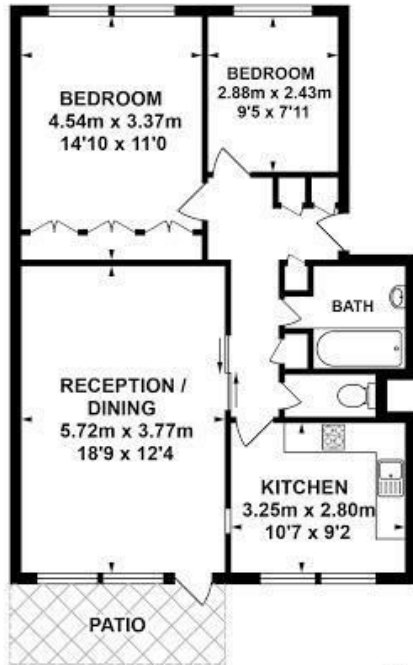
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Bathroom

Tiled floor. Part tiled walls. Panelled bath with shower attachment over and glass screen. Heated towel rail.

W.C

Tiled floor. Low level W.C.



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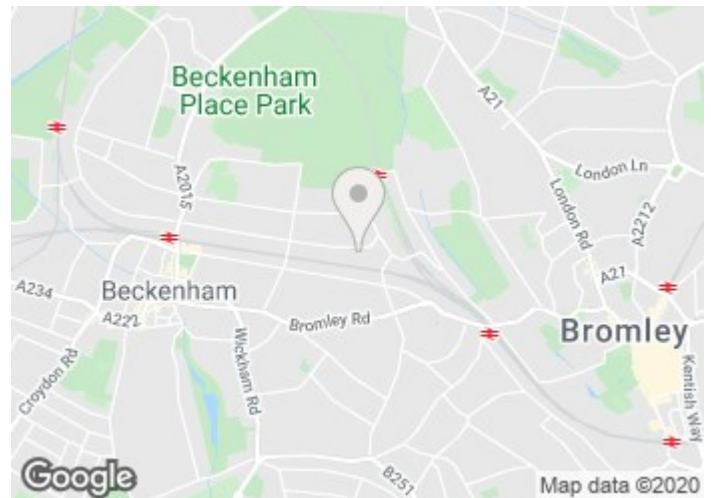


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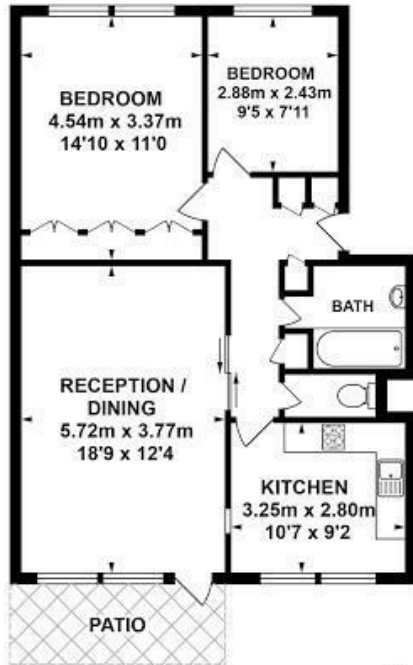
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Outside

Private patio area, leading to communal gardens.

Garage

En bloc. Up and over door.



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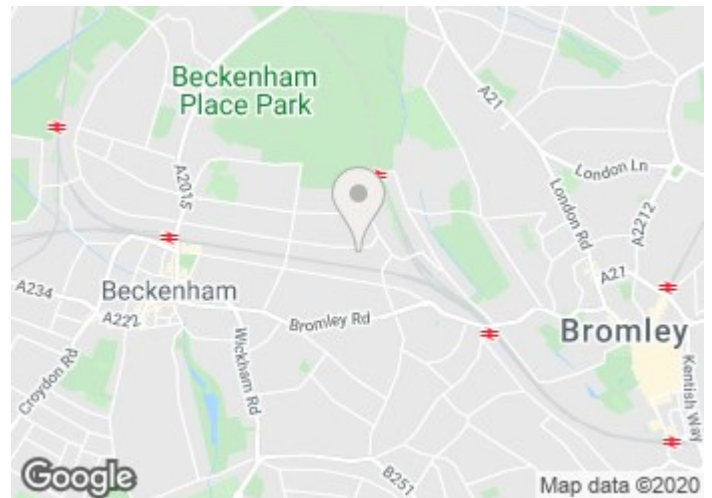


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