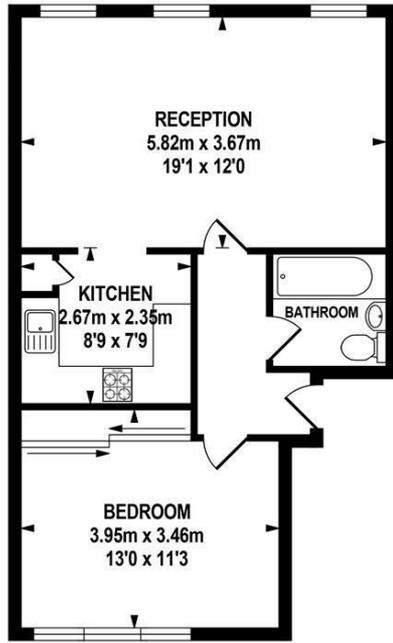


One bedroom first floor flat located a short distance from Beckenham Junction rail station. The property offers spacious accommodation and offered unfurnished. The property is conveniently located for the restaurants, bars, shops and other amenities located on the High Street.

Available immediately, view now to avoid disappointment

EPC RATING: C
Council Tax Band: B



FIRST FLOOR
APPROX. FLOOR
AREA 50.25 SQ.M.
(540 SQ.FT.)

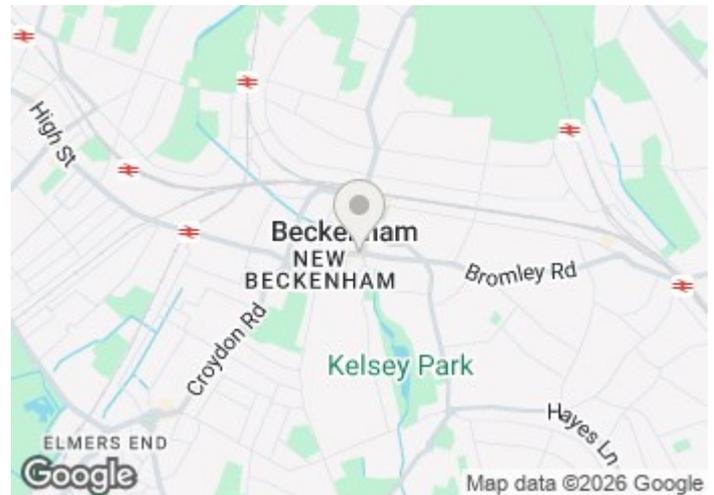


TOTAL APPROX.FLOOR AREA 50.25 SQ.M. (540 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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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	EU Directive 2002/91/EC	73	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



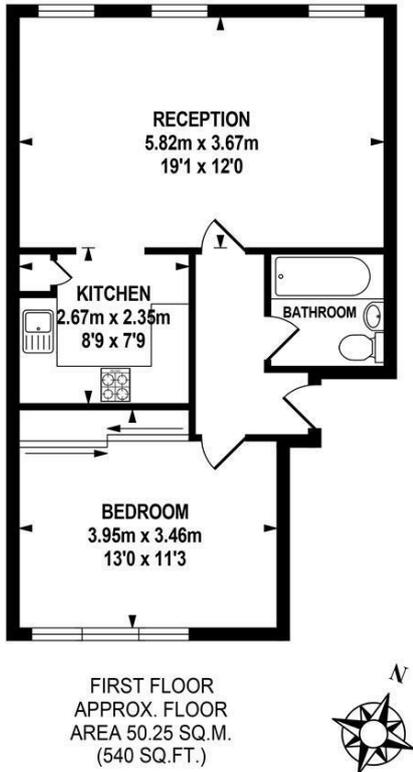
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Entrance

Entrance via gate at side of property leading to external steel staircase up to first floor and communal door and hallway with door to flat.

Hallway

Carpeted. Intercom handset. Doors to:

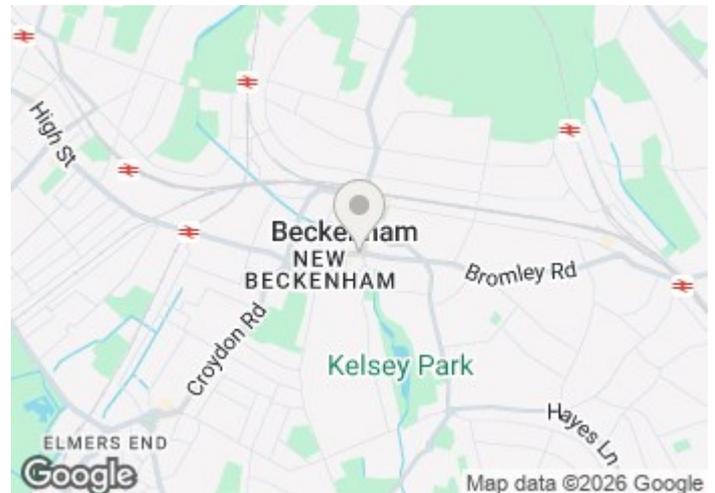


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England & Wales	EU Directive 2002/91/EC		



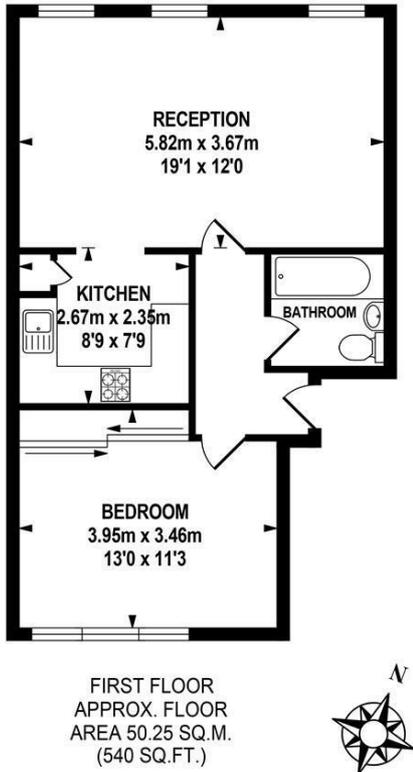
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Reception

Carpeted. Radiator. 3 x double glazed windows to front. Arch leading to:

Kitchen

Vinyl floor. Part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob & extractor. Washing machine and fridge freezer to remain.



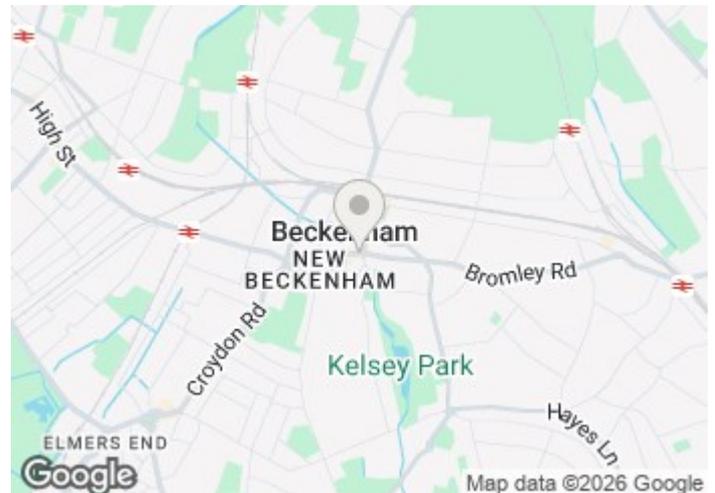
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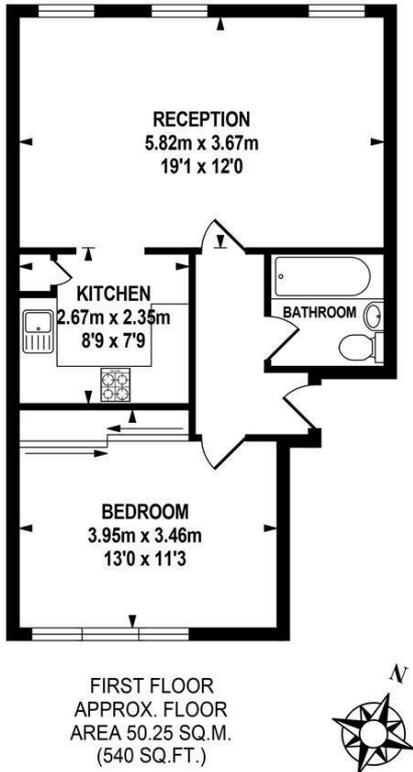
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Bedroom

Carpeted. Radiator. Double glazed window to rear. Built-in wardrobe.

Bathroom

Vinyl floor. Tiled walls. Panelled bath with shower and glass screen. Wash basin. W.C. Extractor.

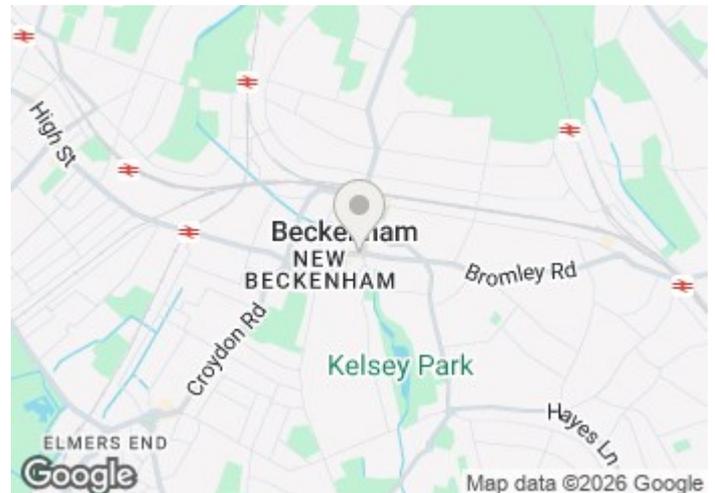


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