



## 2 Minster House Abbey Park

Beckenham, BR3 1PR

**£350,000 Leasehold - Share of Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £350,000 – £375,000.

A beautifully presented two double bedroom ground floor maisonette, ideally positioned within a well-maintained private estate and just a short walk from the heart of Beckenham.

This thoughtfully designed home benefits from its own private front entrance, with an enclosed porch providing a practical and welcoming space. Inside, the property is beautifully appointed throughout, offering a comfortable living environment.

The bright and spacious lounge enjoys a pleasant outlook and is complemented by a modern fitted kitchen with integrated appliances, ideal for day-to-day living and entertaining. Both bedrooms are well-proportioned doubles, while the stylish bathroom suite features a contemporary finish with bath and shower over.

Residents of this private estate benefit from a sense of peace and greenery, with the added advantages of a private garage and residents parking. Beckenham Junction and New Beckenham stations are both within easy reach, providing excellent transport links into Central London and beyond. The vibrant amenities of Beckenham High Street are also just a short stroll away, including a wide selection of cafes, restaurants, and independent shops.

An ideal home for those seeking a well-located, low-maintenance property in a highly regarded residential setting.

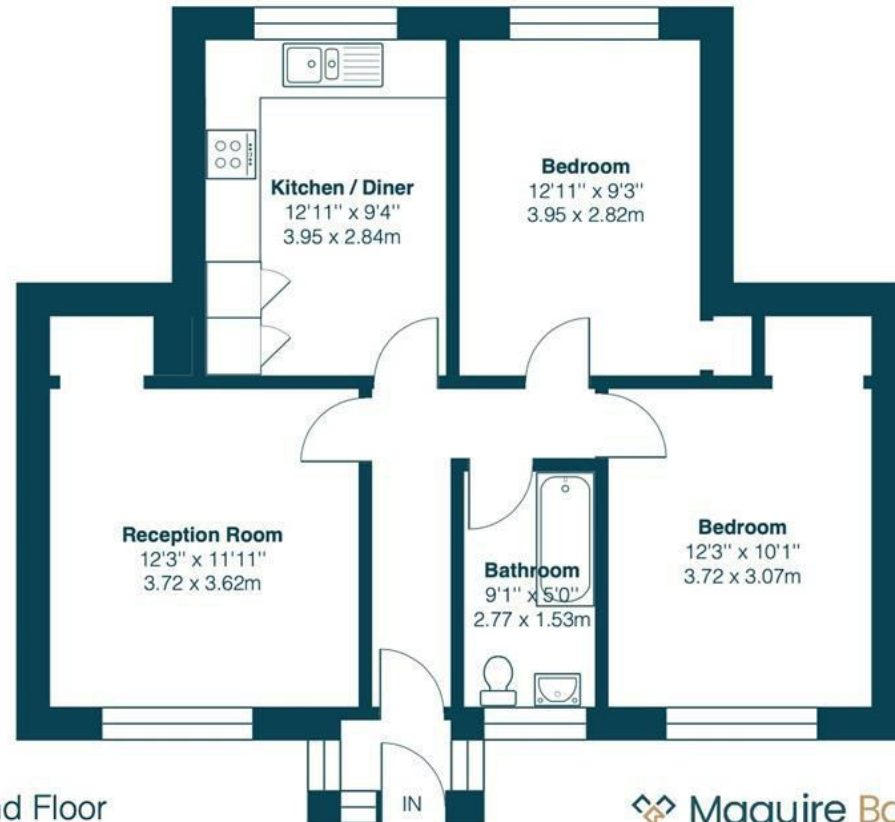


- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY APPOINTED THROUGHOUT
- SET WITHIN WELL KEPT PRIVATE ESTATE
- SHORT WALK TO BECKENHAM TOWN CENTRE
- EXCELLENT TRANSPORT LINKS CLOSE BY
- BRIGHT & SPACIOUS LOUNGE
- STYLISHLY APPOINTED BATHROOM
- PRIVATE GARAGE & RESIDENTS PARKING



# Abbey Park, BR3

Approximate Gross Internal Area = 699 sq ft / 65.1 sq m



Ground Floor

 **Maguire Baylis**

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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**ENTRANCE LOBBY**

Private entrance lobby with part glazed front door and windows to front and side.  
Door:

**HALLWAY**

Doors leading to all rooms.

**LOUNGE**

12'5 x 12' (3.78m x 3.66m)

Large double glazed window to front; built-in storage.

**KITCHEN**

13' x 9'4 (3.96m x 2.84m)

Double glazed window to rear; fitted with a range of modern and stylishly appointed white gloss wall and base units with worktops to two walls; inset sink unit; built-in electric oven and hob with extractor hood over; integrated appliances; part tiled walls; wood effect flooring. Space for table & chairs.

**BEDROOM 1**

12'4 x 10'1 (3.76m x 3.07m)

Double glazed window to front; built-in wardrobe.

**BEDROOM 2**

13' x 9'4 (3.96m x 2.84m)

Double glazed window to rear; built-in wardrobe.

**BATHROOM**

A modern and well appointed suite comprising paneled bath with shower over and fitted glass shower screen; inset wash basin with vanity/storage unit; WC; tiled; heated towel rail.

**COMMUNAL GROUNDS**

The property is set within well kept private communal grounds, mainly laid to lawn.

**GARAGE**

Single garage en bloc.

**LEASE & MAINTENANCE**

LEASE - Share of freehold with a lease of approx 94 years

SERVICE CHARGE - Currently £485.40 per half year as advised by the vendor

GROUND RENT - Nil

**COUNCIL TAX**

London Borough of Bromley - Band C

**LOCATION**

What3words: ///next.spots.offers



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.