30 Adelaide Court 30 Copers Cope Road

Beckenham, BR3 1TT

£290,000 Leasehold EPC: C

Maguire Baylis

Guide Price: £290,000 - £300,000. Maguire Baylis are pleased to present to the market this superb ground floor apartment offering beautifully appointed and spacious one double bedroom accommodation.

The property is located within a highly popular and convenient residential road, being just a short walk from Beckenham High Street and Beckenham Junction station with frequent services to London Victoria/Blackfriars, plus Beckenham tram link. New Beckenham station, with services to Charing Cross and London Bridge is also very close by.

This apartment provides bright and spacious accommodation with an attractive southerly outlook to the front of the block, overlooking the well kept communal grounds. Internally, the flat comprises a welcoming entrance hallway, large living room, modern fitted kitchen and stylishly presented bathroom.

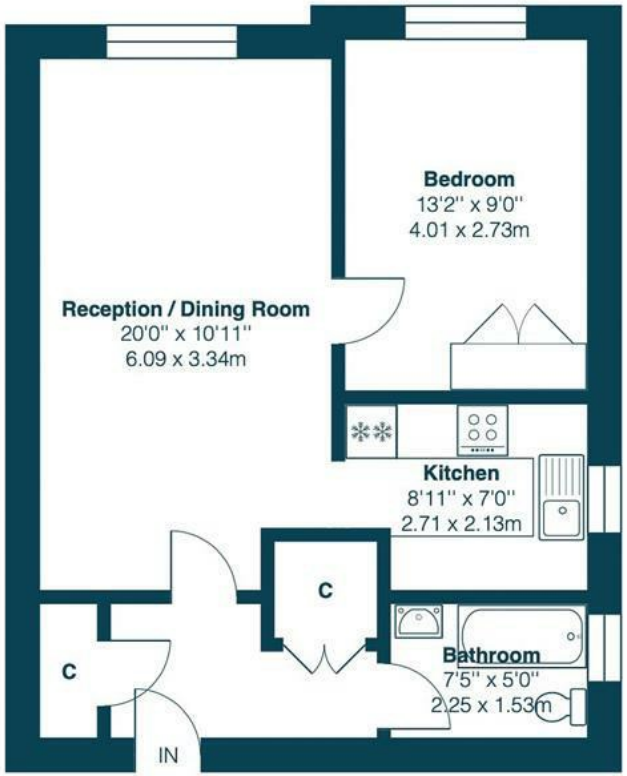
Additional features also include a private garage to the rear, plus residents car parking.

Beckenham town centre provides a great range of facilities including a boutique shops, coffee shops and plenty of well regarded restaurants and eateries.

- BEAUTIFULLY APPOINTED GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- LARGE 20' LIVING ROOM
- KITCHEN WITH BUILT-IN OVER & HOB & INTEGRATED FRIDGE/FREEZER
- MODERN BATHROOM WITH SHOWER OVER BATH
- WELCOMING ENTRANCE HALLWAY WITH BUILT-IN STORAGE
- WELL KEPT BLOCK WITH ATTRACTIVE COMMUNAL GROUNDS
- PRIVATE GARAGE PLUS RESIDENTS PARKING
- SUPER LOCATION - CLOSE TO BECKENHAM HIGH STREET
- EASY REACH BOTH BECKENHAM JUNCTION & NEW BECKENHAM STNS

Copers Cope Road, BR3

Approximate Gross Internal Area = 532 sq ft / 49.4 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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025

COMMUNAL HALL

ENTRANCE HALLWAY
A spacious and welcoming hallway featuring a glass fronted display cabinet with lighting; further deep built-in storage/coats cupboard; original woodblock flooring; radiator.

LIVING ROOM
20' x 10'11 (6.10m x 3.33m)
Large double glazed window to front; woodblock flooring; radiator; fitted media unit with recess for TV and wiring for surround sound system. Ambient LED ceiling lighting; fitted desk unit. Doors to bedrooms and kitchen

KITCHEN
8'11 x 7' (2.72m x 2.13m)
Double glazed window to side; fitted with a comprehensive range of modern wall and base units with worktops to three walls; inset sink unit; built-in oven and hob with extractor hood; integrated fridge/freezer; ambient LED lighting; tiled flooring; cupboard housing gas combi boiler (new boiler installed December 2021).

BEDROOM
13'4 x 8'11 (4.06m x 2.72m)
Double glazed window to front; range of built-in wardrobes with display shelving to one wall; radiator.

BATHROOM
Double glazed window to side; featuring a modern suite comprising panelled bath with shower over; fitted wash basin; WC.

COMMUNAL GARDENS
Well kept communal grounds to front and rear.

GARAGE & PARKING
Single garage at rear. Residents parking within the grounds, not allocated.

LEASE & SERVICE CHARGES
LEASE - approx 994 years remaining
SERVICE CHARGES - Currently £1000 pa
GROUND RENT - £15 pa

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///fully.vocab.dizzy

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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.