



29 Beckenham Court, 2 The Avenue

Beckenham, BR3 5EH

£1,850 Per Month **EPC: Band D**

 **Maguire Baylis**



A superb split level maisonette located within a highly popular purpose built development, just a few minutes walk from Beckenham Junction and the surrounding High Street facilities.

The property, which is offered to let unfurnished and available immediately, provides bright and spacious accommodation over the ground and first floors. With a private front entrance, the layout is similar to that of a small house, comprising an entrance hallway, large 18' living room to the rear - with full width doors/windows leading to the private south facing patio - fitted kitchen with oven and hob and appliances included.

Upstairs, via the landing with useful built-in storage, there are the two double bedrooms plus the well appointed bathroom featuring a bath with a shower over.

Outside, the private patio leads on to well kept communal grounds plus the property benefits from residents parking.

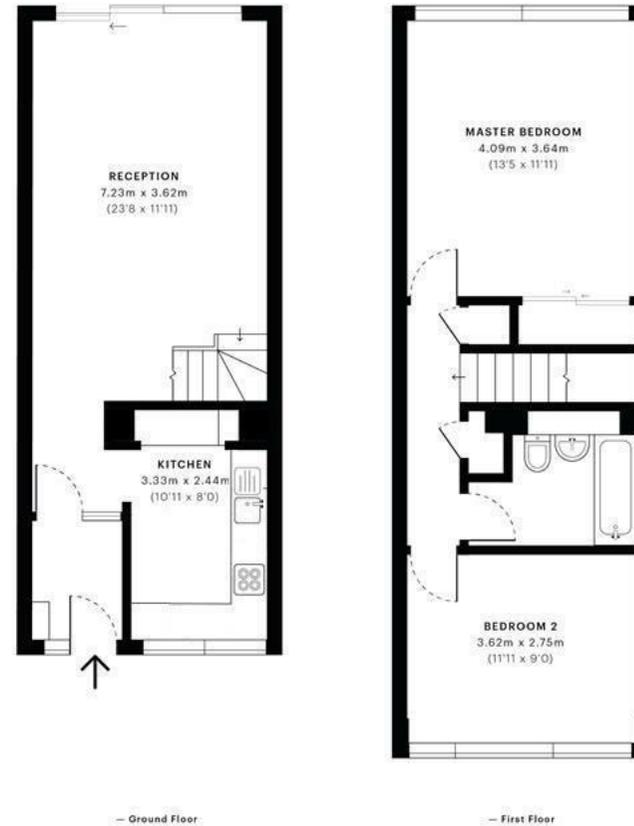
- SPACIOUS GROUND/FIRST FLOOR SPLIT LEVEL MAISONETTE
- PRIVATE FRONT ENTRANCE
- SOUTH FACING PATIO TO REAR
- TWO DOUBLE BEDROOMS
- MODERN UPSTAIRS FAMILY BATHROOM
- FITTED KITCHEN WITH FULL RANGE OF APPLIANCES
- BEAUTIFULLY KEPT COMMUNAL GROUNDS
- HIGHLY CONVENIENT LOCATION
- JUST 'YARDS' FROM BECKENHAM JUNCTION & HIGH STREET AMENITIES
- AVAILABLE IMMEDIATELY ** UNFURNISHED ** NO PETS PERMITTED





Beckenham Court, BR3

LASER SCAN POINTS
77,073,803



GROSS INTERNAL AREA (GIA)
The footprint of the property.
84.7 Sqm / 911.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
65.7 Sqm / 707.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
82.7 Sqm / 890.7 Sqft

IPMS 3C RESIDENTIAL
66.1 Sqm / 711.7 Sqft

SPEC ID:
5e0f29ba6337af0c5fffd3f6



FRONT PORCH

ENTRANCE HALLWAY

Private front door.

LOUNGE

18'5 x 11'11 (5.61m x 3.63m)

Full width double glazed sliding doors leading to south facing rear patio. Stairs to first floor.

KITCHEN

11'1 x 7' (3.38m x 2.13m)

Double glazed window to front; comprehensive range of white wall and base units; built-in oven and hob; integrated dishwasher, fridge & freezer. Washing machine. Built-in double storage cupboard.

FIRST FLOOR LANDING

built-in storage cupboard.

BEDROOM 1

15'11 x 11'11 (4.85m x 3.63m)

Double glazed window to rear; built-in double wardrobe.

BEDROOM 2

11'11 x 9'1 (3.63m x 2.77m)

Double glazed window to front.

BATHROOM

Modern three piece suite with shower over bath.

PATIO

Private sunny patio to rear leading onto well kept communal gardens.



PARKING

Within grounds, residents permits required.

COUNCIL TAX

London Borough of Bromley - Band D

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.