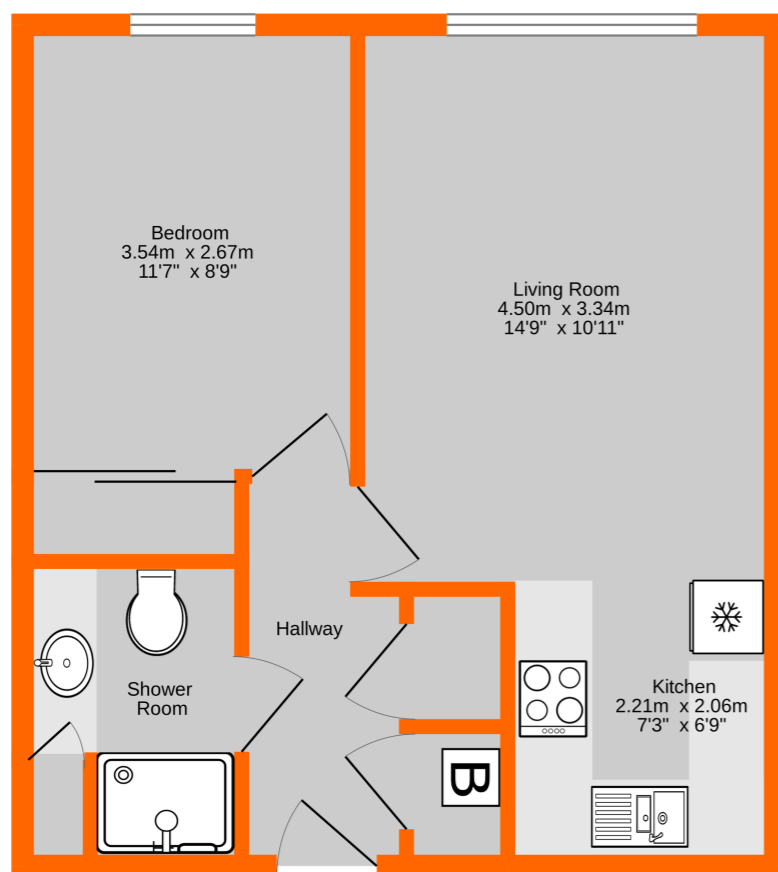


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	81
		EU Directive 2002/91/EC	

Top Floor Flat
 40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 40.5 sq.m. (436 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



Viewing by appointment with our Beckenham Office - 020 8650 2000

20 Andreck Court 2a Crescent Road, Beckenham, Kent, BR3 6UL

£115,000 Leasehold

- Stunning retirement apartment
- One bedroom with wardrobes
- Re-modelled shower room
- Re-fitted kitchen
- Top (third) floor, lift service
- Sealed unit double glazed windows
- Gas radiator central heating with renewed boiler
- Popular development, great location

20 Andreck Court 2a Crescent Road, Beckenham, Kent BR3 6UL

Andreck Court is a popular retirement development. This wonderful top floor age restrictive apartment for the over 60s has been tastefully modernised and redecorated throughout. Benefits include updated security entry/emergency alarm system, gas radiator central heating with a renewed 'Worcester' boiler, uPVC sealed unit double glazed replacement windows and fitted carpets. Both the kitchen and bathroom have been refitted the latter now provides a spacious shower room with white suite and walk-in double shower. Communal facilities include life service, laundry, lounge with kitchen off, gardens, terraces and parking. On-site house manager and 24 hour personal alarm service

Location

Situated on the corner of Bromley Road and Crescent Road approx. 100 metres from Oakhill shopping parade with its pubs, shops, pharmacy and cafe. Bus services to Beckenham and Bromley town centres run along Bromley Road. Beckenham Junction mainline station (Victoria/Blackfriars) and tramlink to Croydon and Wimbledon is approx. half-a-mile away together with its shopping and social facilities. The beautiful Kelsey Park and Beckenham Place Parks are also within that distance



Ground Floor

Communal Entrance

stairs and lift service to

Third Floor

Entrance Hall

security entry handset/personal 24 hour alarm box, two large built-in cupboards, one shelved the other housing the replaced Worcester gas fired combination boiler and fuse box

Living Room

4.50m x 3.34m (14' 9" x 10' 11") large window to side with deep sill, overlooks lovely fir tree and Bromley Road beyond, alarm pull cord, open to

Re-Fitted Kitchen

2.21m x 2.06m (7' 3" x 6' 9") base and wall cupboards, shelves and drawers, worktops, inset stainless steel one and a half bowl sink unit

with mixer tap, fridge/freezer and cooker space with extractor hood over, mosaic tiled floor, tiled walls

Bedroom

3.54m x 2.67m (11' 7" x 8' 9") window to front, views over Bromley Road, built-in double wardrobe with sliding doors to front, alarm button

Re-Modelled Shower Room

spacious white suite comprising a walk-in double shower, fully tiled with glazed sliding door, vanity surface with wash basin with mixer tap, toilet with concealed cistern, built-in storage cupboards, towel rail/panel radiator, extractor fan, pull cord alarm

Outside

Communal Gardens

beautifully stocked, well maintained gardens, flower/shrub beds, lawn, trees, two raised paved sun terraces

Parking

residents' and visitors parking space to rear

Lease Details

Lease

vendor has confirmed the lease is 189 years from 29th September 1982

Ground Rent

the vendor has confirmed the ground rent is £200 per annum

Maintenance

the vendor has confirmed the maintenance is £3,725.37 per annum

Council Tax

Band B