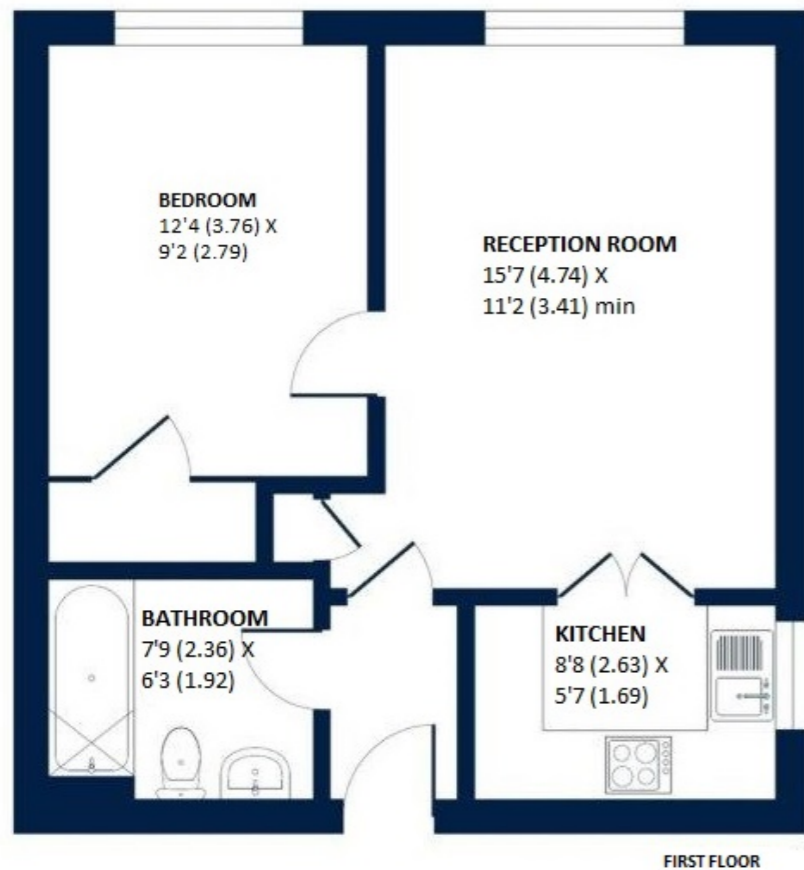


RECTORY ROAD, BECKENHAM, BR3
 Approximate Area = 450 sq ft / 41.8 sq m
 For identification only - Not to scale

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			
		59	78
England, Scotland & Wales		EU Directive 2002/91/EC	



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 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

10 Queens Court, 53 Rectory Road, Beckenham, Kent BR3 1HS
£250,000 Share of Freehold

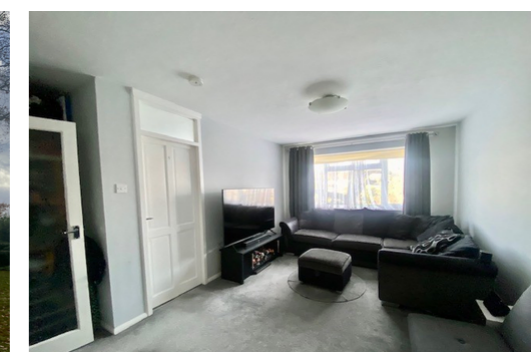
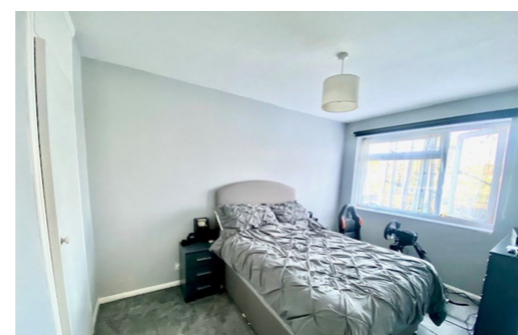
- First floor 'chain free' flat
- Fitted kitchen
- Replacement double glazing
- Garage
- Electric convector heating
- One bedroom
- Security entry system
- Minutes from Station/High Street

10 Queens Court, 53 Rectory Road, Beckenham, Kent BR3 1HS

Situated on the first floor of this well established and centrally located development, No. 10 enjoys a quieter rear position overlooking the communal gardens. Offered to the market with no onward chain, this one bedroom flat is an ideal purchase for first time buyers or investors seeking a highly convenient location just minutes from stations and Beckenham High Street. The accommodation includes a fitted kitchen, a bathroom with a white suite, and a well proportioned living space, all complemented by fitted carpets. Additional benefits include a security entry system, sealed unit double glazed uPVC replacement windows and electric convector heating. Externally, the property features a single garage en bloc, visitor parking and attractive communal gardens. The flat is well decorated throughout and ready for immediate occupation.

Location

Located within approximately 0.3 miles of Beckenham Junction, this property enjoys superb connectivity with fast rail services to London Victoria and London Bridge, as well as Tramlink connections to Wimbledon and East Croydon. Clock House Station (for London Bridge) is also within easy reach. Beckenham High Street is close by, offering an excellent selection of shops, cafés, bars, restaurants, a cinema and a leisure centre—placing a wide range of amenities within comfortable walking distance.



Ground Floor

Stairs to

First Floor

Renewed fire door to

Entrance Hall

entry handset, renewed consumer unit, glazed door to

Reception Room

4.74m x 3.41m (15' 7" x 11' 2") sealed unit double glazed replacement window to rear, wall convection heater, shelved recess, opening to

Kitchen

2.63m x 1.69m (8' 8" x 5' 7") fitted base cupboards, drawers and glazed fronted wall cupboards, worktops, inset sink unit with mixer tap, plumbing and space for washing machine and fridge/freezer, inset ceramic hob, oven under, extractor over, part tiled walls, window to side

Bedroom

3.76m x 2.79m (12' 4" x 9' 2") built-in wardrobe, wall electric convector heater, window to rear

Bathroom

2.36m x 1.92m (7' 9" x 6' 4") white suite of enclosed panel bath, separate electric shower over, pedestal wash basin, toilet, tiled walls, extractor fan

Outside

Communal Gardens

well maintained communal gardens

Parking

single garage en-bloc and visitor parking

Lease Details

Lease

99 years from December 1999. The flat comes with a share of the freehold.

Service Charge

£1,020.for the period 25th December 2025 to 24th June 2026.

Ground Rent

there is no ground rent payable.

Additional Information

Council Tax

London Borough of Bromley - Band C

Please visit:

bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage