



Top Floor Flat
51.9 sq.m. (559 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Beckenham Office - 020 8650 2000

12 Lilac Court, 101 Albemarle Road, Beckenham, Kent BR3 5HP

£285,000 Share of Freehold

- South facing second floor apartment
- Chain free & security entry system
- Gas central heating & double glazing
- Garage & communal gardens
- Fitted kitchen/breakfast room
- One bedroom with wardrobes
- Living room with balcony
- Popular convenient location

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.
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Located on the second floor of this small block 1980's block built by reputable local builder. South facing, so very bright and sunny the well presented and spacious accommodation offers a living room with glazed sliding doors onto a balcony ideal to make the most of the sun (when out) and ideal for a small table and chairs. There is enough space in the fitted kitchen to eat in and the good size bedroom has built-in wardrobes. Off the hallway is a large utility cupboard and bathroom with separate shower over the bath. Benefits include gas radiator central heating with a renewed boiler, sealed unit double glazed replacement windows, security entry system, share of freehold and a renewed lease, garage en-bloc and gardens

Location

Situated near to the junction with Downsbridge Road, within 0.8 of a mile from Beckenham Junction Station (Victoria and Blackfriars) and Tramlink to Croydon and Wimbledon together with the High Street facilities including extensive shopping, bars, restaurants, gyms, cinema and coffee shops. Within that distance is Shortlands Village and Station (Victoria and Blackfriars). There are frequent bus services along the Bromley Road to Bromley. The area is well served by schools for all ages and local parks including Beckenham Place Park.



Ground Floor

Communal Entrance Hall

stairs to

Second Floor

Entrance door to

Entrance Hall

laminated floor, entry security handset, trap to loft, coved cornice, large built-in utility storage cupboard with power, plumbing for a washing machine, consumer unit

Living Room

virtually south facing, light spacious room, fitted carpet, glazed sliding doors to

Balcony

tilled floor, ideal for table and chairs

Kitchen/Breakfast Room

base, wall cupboards and drawers, worktops, tall cupboard housing renewed Ideal gas combination boiler, gas meter, inset stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, fridge/freezer, cooker space, extractor hood over, laminated floor, partly tiled walls, window to side, downlighters

Bedroom

window to front, fitted carpet, built-in wardrobes with mirror fronted sliding doors

Bathroom

white suite of panel bath with separate shower over and glazed screen, pedestal wash basin, mirror over, toilet, fully tiled walls and floor, downlighters, shelved recess, shaver point, extractor fan

Outside

Parking

visitor parking to front, private electric remote gated access to rear from Downsbridge Road

Garage

single garage en-bloc with up and over door, electric light

Communal Gardens

well maintained communal gardens

Lease Details

Lease

vendor has confirmed the lease is 999 years from 25th December 1986, 960 years remaining

Service Charge

vendor has confirmed the service charge is £116 pcm

Ground Rent

vendor has confirmed the ground rent is nil

Additional Information

Council Tax
London Borough of Bromley - Band D
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

