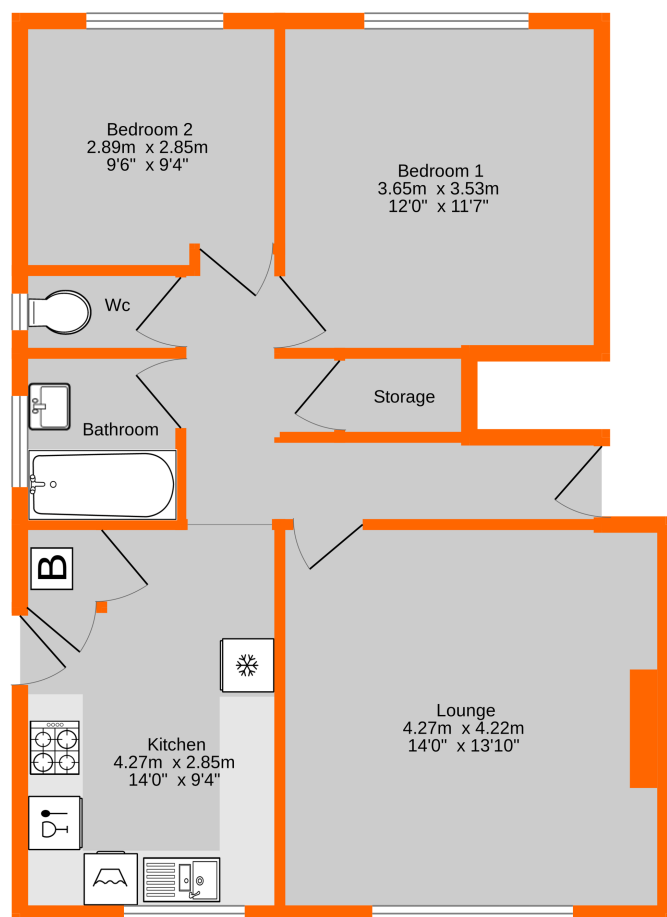


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 63.8 sq.m. (686 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 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

1 Bapel Court, 26 Southend Road, Beckenham, Kent, BR3 5AP Offers in Region of £400,000 Share of Freehold

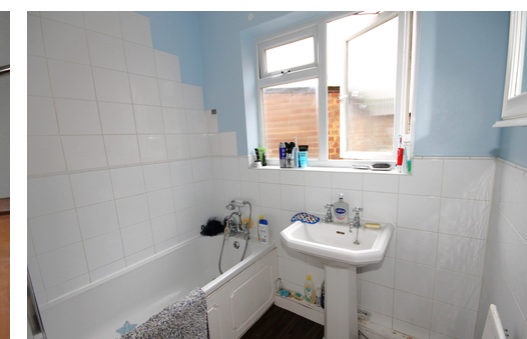
- Two double bedrooms
- Bathroom with white suite
- 14' x 13'10" Lounge
- Fitted kitchen
- Double glazing and central heating
- Garage to side and off-street parking
- Private garden
- Chain free

1 Bapel Court, 26 Southend Road, Beckenham, Kent BR3 5AP

This centrally located two double bedroom ground floor maisonette will appeal to potential purchasers looking for a very central location as it is well located for railway stations and the High Street with its range of shopping and social facilities and benefits from a 14' x 13'10" lounge, fitted kitchen with a range of modern units, there are also the two bedrooms and bathroom with white suite. There is double glazing and central heating. The property has a garage and off street parking to the side easily accessed via a kitchen door which also gives access to the private garden. We recommend a viewing of this maisonette that comes to the market on a chain free basis

Location

Bapel Court offers a very convenient central location just 0.3 of a mile from Beckenham Junction Railway Station with the vibrant High Street with its fantastic range of restaurants, shops and bars beyond. New Beckenham Railway Station is 0.5 of a mile away. The popular Beckenham Place Park is 0.4 of a mile away.



Ground Floor

Entrance Porch

covered front door to

Entrance Hall

windsor woodblock flooring, radiator, built-in understairs cupboard

Lounge

4.27m x 4.22m (14' 0" x 13' 10") uPVC double glazed windows to front, attractive Stone fireplace, double radiator, three walls lights, coving, serving hatch to kitchen

Kitchen

4.27m x 2.85m (14' 0" x 9' 4") uPVC double glazed windows to front, stable door to side giving access to garage and garden, fitted with a range of modern units comprising inset stainless steel single drainer sink with mixer tap and cupboard under, Butchers Block working surface to three walls with cupboards and drawers under, plumbing and space for washing machine, built-in electric oven and 4 ring gas hob, space for fridge/freezer, eye

level cupboards to two walls, tiling to three walls, radiator, built-in cupboard houses Vaillant gas fired combination boiler for central heating and hot water

Bedroom 1

3.65m x 3.53m (12' 0" x 11' 7") uPVC double glazed windows to rear, radiator

Bedroom 2

2.89m x 2.85m (9' 6" x 9' 4") uPVC double glazed windows to rear, radiator

Bathroom

obscure uPVC double glazed windows to side, fitted with a modern white suite comprising panel bath with mixer tap and shower attachment and electric shower over, pedestal wash basin, radiator, tiling to four walls

W/C

toilet, obscure double glazed window to side, half tiling to three walls

Outside

Garage

to side with electric up and over door, light and power, door to side, off street parking for two cars

Garden

own section of rear garden, laid to lawn, 20' x 18'

Lease Details

Lease

TBC

Maintenance

TBC

Ground Rent

TBC

Agents Note

details of lease, maintenance etc to be checked prior to exchange of contracts

Council Tax

Band C