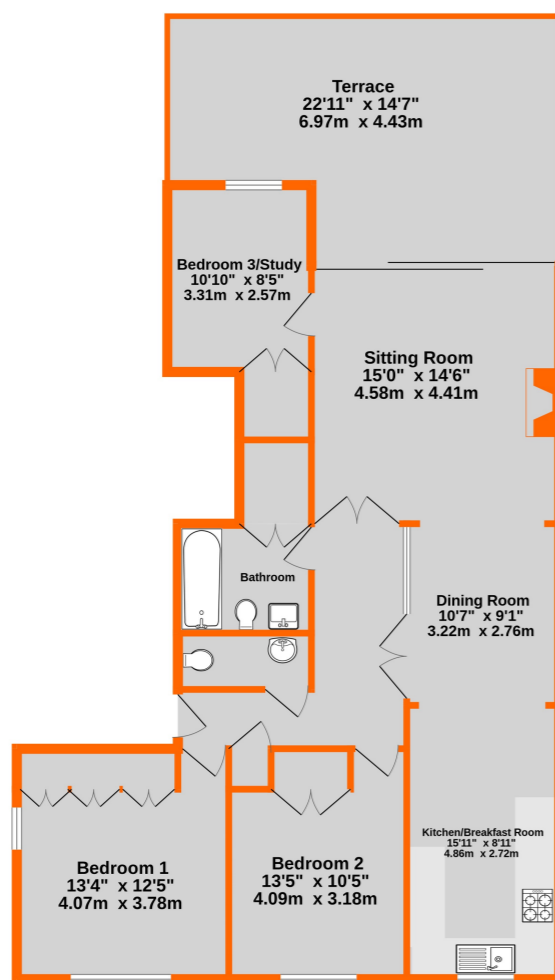


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 2 Courtlands, 17 Court Downs Road, Beckenham BR3 6LN £575,000 Share of Freehold

- "CHAIN FREE" - Three bedroom apartment
- Delightful outlook over main area of gardens
- Large sitting room and open plan dining room
- Light and airy with double glazed windows
- Sunny private terrace with south aspect
- Great location close to central Beckenham
- 4.8mx2.7m/16ftx9ft kitchen/breakfast room
- Garage with electric up and over door

Flat 2 Courtlands, 17 Court Downs Road, Beckenham BR3 6LN

Wonderfully spacious ground floor apartment available via our PARK LANGLEY OFFICE with NO ONWARD CHAIN in prime location enjoying easy access to Beckenham High Street. If OUTDOOR SPACE is a priority, this property definitely fits the bill with private terrace accessed from sitting room having generous paved area and communal gardens beyond with sunny southerly aspect. Three double bedrooms, all with wardrobes, and large (7.96m max x 4.41m max / 26'2 x 14'6) open plan sitting room and dining room adjacent to generous kitchen/breakfast room. Bathroom and cloakroom/second wc off spacious L-shaped entrance hall, garage to rear, double glazing and central heating with radiators replacing the original warm air system. Re-decorated with some scope for updating and new carpets or flooring required but once done, this is a perfect place to live for many years to come.

Location

This is a very popular and convenient location less than quarter of a mile from Beckenham High Street offering a good choice of shops, restaurants and other amenities. An entrance to Kelsey Park is only a few hundred yards away, by the junction with Manor Way. Beckenham Junction Station will be found at the end of the high street, on Rectory Road, and from here there are trains to Victoria and the City as well as tram services to Croydon and Wimbledon.



Ground Floor

Entrance Hall

4.25m max x 3.99m max (13'11 x 13'1) L-shaped with built-in cupboard having gas meter and trip fuses, radiator, video entryphone

Cloakroom/Second WC

1.89m x 1m (6'2 x 3'3) white low level suite, wash basin with mixer tap, wall tiling with mirror above basin

Sitting Room

4.58m max x 4.41m (15'0 x 14'6) ornamental fireplace with electric fire, radiator, full height double glazed panels beside patio door to private terrace and communal gardens

Open Plan Dining Room

3.22m x 2.76m (10'7 x 9'1) glazed panels to hall, ample space for dining table adjacent to kitchen

Kitchen/Breakfast Room

4.86m x 2.72m (15'11 x 8'11) range of base cupboards and drawers including deep pan drawers beneath wood finish work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, cooker hood above Neff gas hob, Bosch built-in electric double oven, wall tiling above work surfaces, washing machine and upright fridge/freezer, space for dishwasher, Worcester wall mounted gas boiler, upright radiator, double glazed window to front

Bedroom 1

4.07m x 3.78m (13'4 x 12'5) includes range of built-in wardrobes, radiator, double glazed windows to front and side

Bedroom 2

4.09m x 3.18m (13'5 x 10'5) includes built-in double wardrobe with cupboard above, radiator, double glazed window to front

Bathroom

2.54m x 1.82m (8'4 x 6'0) plus deep double airing cupboard housing insulated hot water cylinder, white panelled bath with mixer tap having built-in shower and hinged screen over, low level wc, wash basin with mixer tap having drawer beneath, tiled walls, shaver point, chrome upright heated towel rail

Bedroom 3/Study

3.31m x 2.57m (10'10 x 8'5) plus built-in double wardrobe with cupboard above, radiator, double glazed window to rear

Outside

Private Terrace

4.22m x 1.43m (13'10 x 4'8) extended by a further 7.2m x 3m (23'7 x 9'11) to provide a large L-shaped terrace enjoying the best of the sunshine with southerly aspect and delightful outlook over the communal gardens, outside light, plenty of space for table and chairs plus other outdoor furniture

Communal Gardens

providing a beautiful setting and delightful outlook with the generous L-shaped terrace leading to the extensive grounds that are laid to lawn with central steps to area with flower borders and established shrubs, meandering gravel pathway from front of building leading to garages at rear. Parking spaces and bin area to front off in-and-out driveway

Garage

5.33m x 2.5m (17'6 x 8'2) to rear approached via driveway to right hand side of building (no.6) with electric up and over door, double power point

Additional Information

Lease

999 years from 10 December 1999 with Share of Freehold

Maintenance

currently £325 per month - to be confirmed

Council Tax

London Borough of Bromley - Band F

Agents Note

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