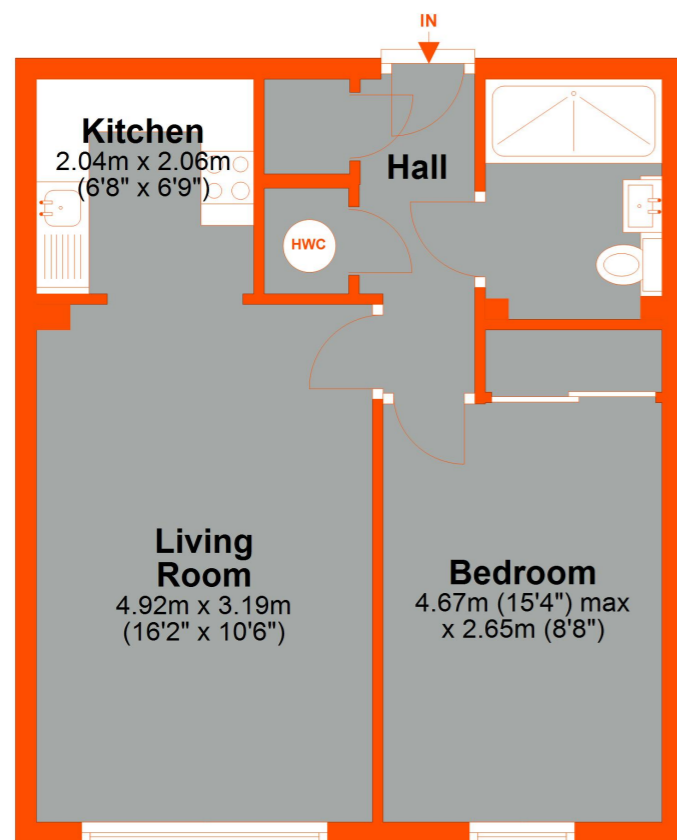


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81
		EU Directive 2002/91/EC	



Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 41.9 sq. metres (451.2 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Beckenham Office - 020 8650 2000

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

£115,000 Leasehold

- Ground floor
- Communal garden
- Convenient location
- Double bedroom with built-in wardrobes
- Stylish shower room
- Fantastic re-fitted kitchen
- Delightful living room
- Chain free

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



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

This stunning one bedroom ground floor age restricted (over 60) retirement flat has been exceptionally well modernised by the current owner and comes to the market in immaculate condition throughout. There is a 16'1" x 10'4" living room opening onto the fantastic re-fitted kitchen which has a built-in oven and hob, the double bedroom has built-in wardrobes to one wall, the original bathroom has been replaced with a stylish shower room which has underfloor heating and a walk-in double shower. Flooring throughout the flat has been replaced as have the electric heaters. There is a spacious residents lounge, laundry room and guest suite for residents family and friends (nominal charge). We have no hesitation in recommending a viewing of this wonderful flat.

Location

Andreck Court is a popular retirement development for those aged 60+ situated on the corner of Bromley Road and Crescent Road approximately 100 metres from the Oakhill shopping parade. Bus services to both Beckenham and Bromley town centres run along the Bromley Road. Beckenham Junction station (Victoria and The City) is approximately half a mile away and from here there are also tram services to Croydon and Wimbledon.



Ground Floor

Entrance Hall

storage cupboard housing electric meter, built-in airing cupboard housing insulated copper cylinder

Lounge

4.90m x 3.15m (16' 1" x 10' 4") uPVC double glazed windows to front, wall mounted night storage heater, coving, a wide doorway to

Kitchen

2.06m x 2.03m (6' 9" x 6' 8") fitted with a superb range of units comprising inset single drainer sink with mixer tap and cupboards under, composite worktops to three walls with cupboards and drawers under, built-in electric oven and 4 ring induction hob with stainless steel extractor funnel over, built-in wine rack, space for fridge/freezer, eye level cupboards to four walls, spotlights, coving

Bedroom

4.01m x 2.64m (13' 2" x 8' 8") uPVC double glazed windows to front, fitted double wardrobe with hanging rail and storage shelves over, wall mounted electric heater, coving

Shower Room

re-fitted with a fantastic suite comprising walk-in double shower cubicle with mixer tap and shower attachment, inset sink with mixer tap and cupboards under, toilet with concealed cistern, mirror, ceramic tiled floor with underfloor heating, tiling to two walls, extractor fan

Outside

Garden

use of well maintained communal gardens

Parking

residents' and visitors' parking available to the rear of the block

Lease Details

Lease

99 years from 1982

Maintenance

vendor has confirmed the maintenance is £3592.74 for the current year

Ground Rent

the vendor has confirmed the ground rent is currently £25.00 per annum, increasing from 2048 to £150

Agents Note

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

Council Tax

Band B