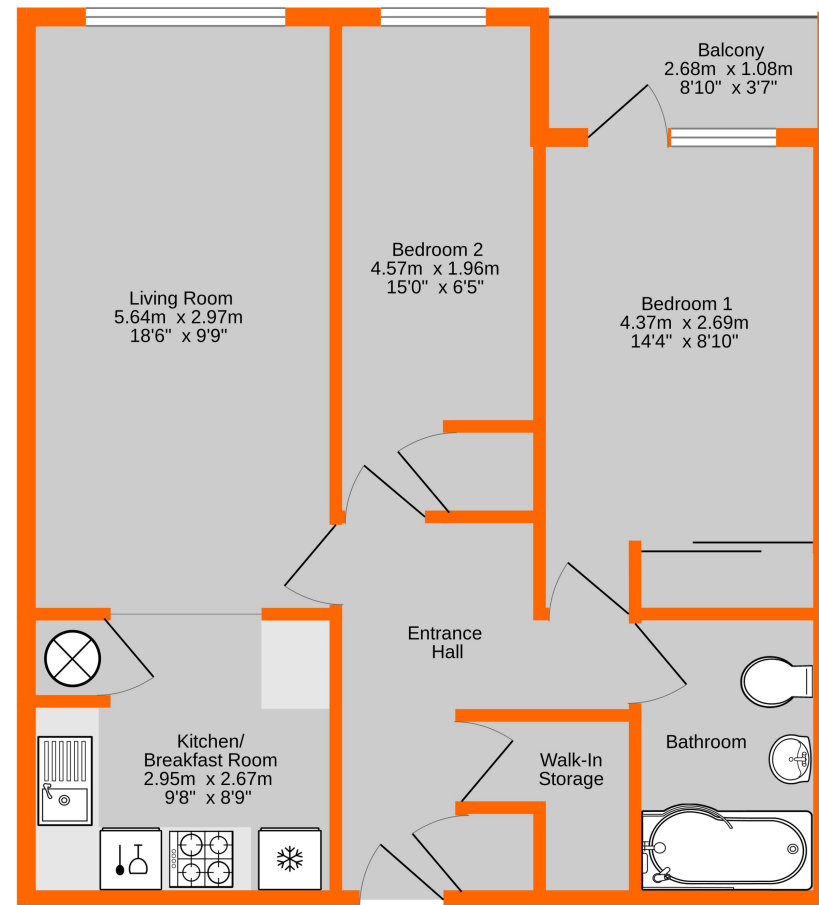


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81
		EU Directive 2002/91/EC	

**Second Floor Flat**  
60.7 sq.m. (653 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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

19 Balmoral Court, 35 The Avenue, Beckenham, Kent BR3 5GB  
**Offers in Excess of £350,000 Leasehold**

- Well presented modern two bedroom flat
- 5.6m (18'6) living room with dining area
- Open plan fitted kitchen off living room
- Separate wc converted to storage room
- Second floor with easy access to Beckenham
- Balcony overlooking attractive rear gardens
- Updated bathroom with shower over bath
- Gas central heating and garage to rear



## 19 Balmoral Court, 35 The Avenue, Beckenham, Kent BR3 5GB

Please contact our Park Langley office to view this two bedroom second floor flat (EPC rating C) in a modern purpose built block. This location enjoys easy access to both central Beckenham and stations, with relatively little traffic on this unmade section of the road. The block has CCTV to the communal areas with entryphone access and visitor parking to the front plus additional spaces by the driveway to the garages. The entrance hall has wood finish flooring continuing to the living room and kitchen, whilst the original separate wc has been converted to make a useful storage cupboard. The large living room is open plan to the kitchen and has windows to the rear. The balcony also overlooks the rear gardens and the bathroom is appointed with a white suite including a shower/bath.

### Location

Situated in the quiet section of The Avenue a little way beyond the junction with Westgate Road and about half a mile from Beckenham Junction station where there is a fast and frequent service to London Victoria as well as trains to The City, and a similar distance from Ravensbourne Station, with trains to Blackfriars. Beckenham High Street has a good selection of restaurants, wine bars, pubs and coffee shops, a multi-screen cinema, Spa/Leisure centre, plus Waitrose, M&S Foodhall and Sainsbury's.



### Second Floor

#### Entrance Hall

3.96m max x 3.10m max (13'0 x 10'2) wood finish flooring, radiator, entryphone, full height storage cupboard and walk in cupboard (as detailed below)

#### Walk-In Cupboard

1.63m max x 1.37m max (5'4 x 4'6) originally separate wc but now arranged for storage with shelves and hanging rail, radiator, wood finish flooring, radiator

#### Spacious Living Room

5.64m x 2.97m (18'6 x 9'9) attractive wood finish flooring, radiator, large double glazed window to rear with double glazing, open plan to kitchen

#### Kitchen/Breakfast Room

2.95m x 2.67m (9'8 x 8'9) well appointed with base cupboards and drawers beneath wood finish work surfaces plus space for washing machine and slimline dishwasher, inset single drainer stainless steel sink with mixer tap, pull out cooker hood above 4-ring gas hob with electric oven beneath, wall tiling, matching eye level cupboards, space for upright fridge/freezer, additional tall unit with cupboard and deep drawers, large built-in cupboard with Ariston hot water cylinder and gas fired boiler, wood finish flooring

#### Bedroom 1

4.37m x 2.69m (14'4 x 8'10) to include large built-in wardrobes with mirrored doors, radiator, double glazed window to rear and door to balcony

#### Balcony

2.68m x 1.08m (8'10 x 3'7) with decked floor and views to rear over attractive gardens

#### Bedroom 2

4.57m x 1.96m (15'0 x 6'5) includes built-in wardrobe, radiator beneath double glazed window to rear

#### Excellent Bathroom

2.58m max x 1.68m (8'6 x 5'6) well appointed with white panelled shower bath having built-in shower and curved screen over, pedestal wash basin with mixer tap, low level wc, wall tiling, shaver point, tiled floor, radiator, extractor fan

#### Outside

#### Garage

5.14m x 2.37m (16'10 x 7'9) penultimate garage on left situated en-bloc to rear with up and over door, mezzanine storage - Accessed via driveway shared with Sandringham Court

#### Communal Gardens

to rear with neatly maintained lawn, established trees and shrubs. Visitor PARKING available to front of building plus 4 spaces beside driveway to garages (first 2 and last 2 spaces on left)

#### Additional Information

#### Lease

125 years from 1 May 1995

#### Ground Rent

£120 per annum

#### Maintenance

£1500 per annum, managed by residents

#### Council Tax

London Borough of Bromley - Band C

#### Agents Note

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