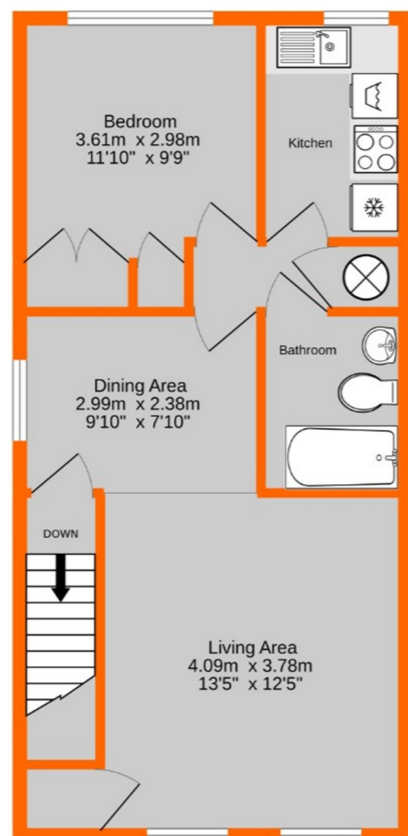
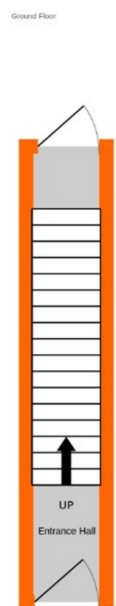


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 50.4 sq.m. (543 sq.ft.) approx.
 Measurements are approximate - not to scale - illustrative purposes only
 Made with Metropix ©2022

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 MAP Limited 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 Rent4sure Limited 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

50 Beck Court, Beck Lane, Beckenham, Kent, BR3 4RB
£170,000 Leasehold

- Beautifully presented
- 1 bedroom maisonette
- Popular location
- Remodelled bathroom
- First floor with stair lift
- Retirement development
- Remodelled kitchen
- Lovely communal gardens

50 Beck Court, Beck Lane, Beckenham, Kent BR3 4RB

This 'chain free' one bedroom retirement maisonette, situated on the first floor at the end, electric night storage heating, double glazed windows, security entry system, fitted carpets, stairlift, plantation shutters, re-fitted kitchen and bathroom. There are so many great communal facilities within this popular development including, development manager, communal gardens, visitor and resident parking, communal lounge, laundry, kitchen and guest facilities. The minimum age for residents is from 55 years, 24 hour emergency residents call system

Location

Beck Court is conveniently located near to Birkbeck and Elmers End trams/rail stops, the 354 bus stops directly outside Beck Court and goes to Bromley via Beckenham or to Penge. There are other bus services to Sydenham and Crystal Palace. There are local shops along the Elmers End Road together with Tesco at Elmers End



Ground Floor

Entrance

semi-glazed entrance door, canopied storm porch

Entrance Vestibule

stairs with fitted stair lift

First Floor

'L' Shaped Living Room

9' 10" x 7' 10" (3.00m x 2.39m)

DINING AREA - window to side with fitted shutter, coved cornice

13' 5" x 12' 5" (4.09m x 3.78m)

SITTING AREA - windows to front with fitted shutters, two wall light points, over stairs storage

cupboard, coved cornice, electric night storage heater, security entry system, alarm pull, door to

Inner Hall

trap to loft, cupboard housing cold water tank and hot water cylinder

Kitchen

re-fitted, units comprising base cupboards, drawers and wall cupboards, worktops, inset ceramic 4 ring hob, electric oven, stainless steel single drainer sink unit with mixer tap, partly tiled walls, window to rear, integrated separate fridge and freezer

Bedroom

11' 10" x 9' 9" (3.61m x 2.97m) window to rear, pleasant outlook, night storage heating, built-in wardrobes with locker cupboard over

Bathroom

Remodelled with walk-in bath/shower and sit in spa bath, pedestal washbasin and toilet, extractor fan, wall mounted electric convector heater

Outside

Communal Gardens

well maintained communal gardens

Parking

Residents and visitor parking

Lease Details

Lease

vendor has confirmed lease is 100 years from 1988

Ground Rent

vendor has confirmed ground rent is nil

Maintenance

vendor has confirmed maintenance charge is £2515.96 p/a

Council Tax

Band B - £1350.78 p/a