



Copers Cope Road, BR3
Approximate Area = 922 sq ft / 85.7 sq m
For identification only - Not to scale

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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3 Regents Court, Copers Cope Road, Beckenham, Kent BR3 1NB £475,000 Leasehold

- Ground floor garden flat
- Three bedrooms
- Shower room & en-suite bathroom
- Sitting room & dining hall
- Re-fitted kitchen
- Terraces & gardens front & rear
- Allocated parking
- Central, popular location

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3 Regents Court, Copers Cope Road, Beckenham, Kent BR3 1NB

Situated in this unique, distinctive designed 'Regency' style development this light and airy, neutrally decorated home with own entrance and private terrace, occupies a sought after location only minutes from station and shops. This ground floor maisonette boasts accommodation approaching 930 sq ft (85.7 sq m), including a lovely virtually south facing sitting room with fireplace, dining hall, recently refitted kitchen with integrated appliances, three bedrooms, the main has fitted wardrobes and an en-suite bathroom, the second has a full range of mirror fronted wardrobes and the third has glazed double doors onto paved terrace and communal gardens beyond. To the front is a further paved area with gardens and benefits include laminated floors, gas radiator central heating, which has had a renewed boiler in 2019, security entry system, own entrance and parking, some sealed unit double glazed replacement windows.

Location

Occupying an extremely popular, central location, Regents Court can be found close to the junction of Copers Cope Road and Parkwood just a few hundred metres from Beckenham Junction Station (London Victoria and London Bridge and tram to Croydon and Wimbledon) together with the High Street and its extensive shopping, bars, restaurants and coffee shops. There are schools for all ages within the vicinity as well as the beautiful Beckenham Place, Kelsey Parks and Beckenham Green. New Beckenham station (London Bridge, Charing Cross, Cannon Street, Waterloo & DLR connection at Lewisham) is approximately half a mile away.



Ground Floor

Own Entrance

semi-glazed entrance door and security entry system to

Spacious Entrance Hall

laminated flooring, coved cornice, opening to

Dining Hall

3.23m x 2.77m (10' 7" x 9' 1") window to side, security entry system handset, glazed double doors to

Living/Sitting Room

5.72m x 4.90m (18' 9" x 16' 1") laminated floor, two sash windows to front, coved cornice, fireplace with ornate surround

Re-modelled Kitchen

3.00m x 1.96m (9' 10" x 6' 5") recently fitted with white units comprising of base and wall cupboards with pelmet lighting, drawers, worktops, inset stainless steel sink unit with mixer tap, inset 4 ring gas hob, oven under, extractor over, tiled walls and floor, window to side, integrated slimline dishwasher and washing machine, cupboard houses Worcester combination boiler (2019) annually serviced

Bedroom 1

4.34m x 2.95m (14' 3" x 9' 8") sash window to rear, range of built-in wardrobes along one wall, bed recess between, storage cupboards over, laminated floor, door to

En-Suite Bathroom

enclosed panel bath with mixer tap and separate shower over, vanity surface with inset twin wash basins with mixer taps, large wall mirror behind, cupboards and drawers below, fully tiled walls and floor, toilet

Bedroom 2

window to rear, laminated floor, range of wardrobes along one wall with mirror fronted sliding doors

Bedroom 3

3.48m x 2.51m (11' 5" x 8' 3") sealed unit double glazed replacement doors onto private paved terrace, laminated floor

Shower Room

white suite of glazed shower, fully tiled walls, pedestal wash basin with mixer tap, toilet, tiled floor, window to side

Outside

To the Front

private paved area, open onto lawn and gardens, a lovely 'sun trap' to enjoy

Parking

off street visitor parking to front via electric remote security gates, archway gives access to gravelled parking area to rear with single allocated parking space

Communal Gardens

private paved terrace open to well maintained communal gardens laid to lawn, shrub beds, private paved terrace off bedroom 3, timber shed, paving along the back

Lease Details

Lease

87 years however the vendor is currently in the process of extending the lease

Ground Rent

the vendor has confirmed the ground rent is currently £250 per annum, but will be nil once the lease has been extended by the vendor

Maintenance

the vendor has confirmed the maintenance is £2880 per annum

Agents Note

Council Tax
London Borough of Bromley - Band D
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
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