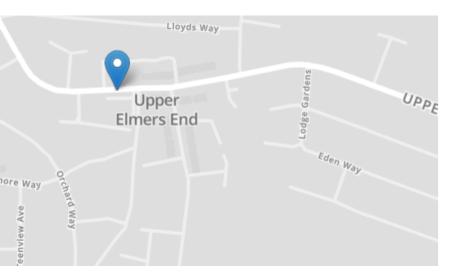
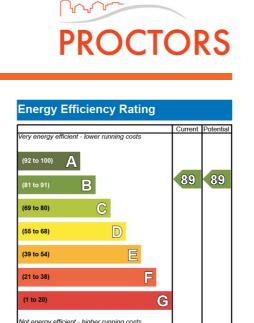
Beckenham Office

🕐 102-104, High Street, Beckenham, BR3 1EB

020 8650 2000

beckenham@proctors.london





ngland, Wales & N.Ireland

EU Directive 2002/91/EC



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA 747 SQ FT / 69.4 SQ M

claimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

sses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is ferral Fees: The b her 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 mploy Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, pleas isit our website - www.proctors.london



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Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 5 Standcumbe Court, 166 Upper Elmers End RoadBeckenham, , BR3 3DY

£365,000 Leasehold

First Floor Apartment	(
Two Double Bedrooms	I
Open Plan Living Room	/
Lovely Fitted Kitchen	ł

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- Gas Central Heating and Double Glazing
- Long Lease and Great Location
- Allocated Parking
- Built in 2016



Covering: Anerley | Beckenham | Bickley | Bromley | Chislehurst Hayes | Orpington | Park Langley | Petts Wood | Shirley | West Wickham

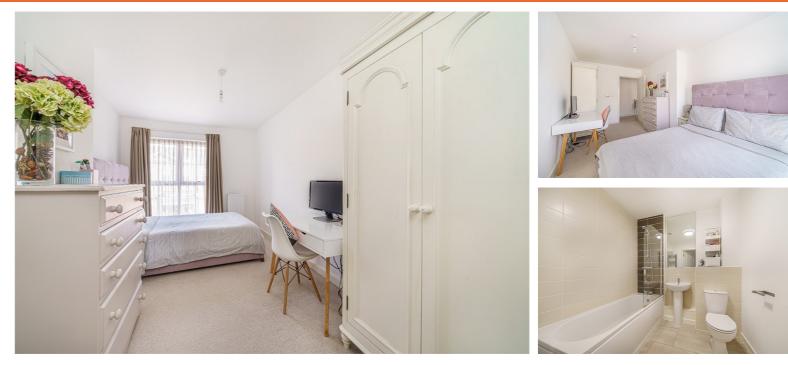
Flat 5 Standcumbe Court, 166 Upper Elmers End RoadBeckenham, , BR3 3DY

For sale for the first time since being built in 2016, this purpose built modern apartment offers well appointed, stylish accommodation, located on the first floor above a supermarket. The spacious open plan Living Room has a wonderful fitted dining kitchen with integrated appliances and ample space for a table and chairs. There are two double bedrooms off the Hall which also gives access to a large walk in cupboard and modern Bathroom which has a shower/bath. Benefits include gas central heating, double glazing. The property also comes with Premier Structural Guarantee which transfers to the new owners upon completion, the term is until 2028. Long Lease, allocated parking and security entry system.

Location

Centrally situated for all amenities including shops, bars and restaurants as well as schools for all ages including Marian Vian Primary, Eden Park High Secondary, Langley and Unicorn Primaries and Secondaries within the vicinity. Elmers End and Eden Park has regular train services to London Cannon Street, Charing Cross and London Bridge, frequent bus services run along Upper Elmers End Road, Beckenham Town Centre is just over a mile with its extensive bars and restaurants.





Ground Floor

Communal Stairs

at rear of Co-op, entry phone security system

First Floor

Inner Landing

own entrance door to

'L'-Shaped Hall

audio/visual security entry system, large walk-in storage cupboard with electric light

Living Room

8.23m x 3.48m (27' x 11' 5") open plan to Kitchen, 'Karndean' laminated flooring throughout

Sitting Area

carpeted, corner windows to side and front, downlighters, space for table and chairs

Kitchen Area

vendor has confirmed maintenance is laminated floor throughout, range of base cupboards, drawers and wall cupboards, one £987.60 per annum cupboard houses Potterton Combination Ground Rent Boiler, ample worktops with matching risers the vendor has confirmed the ground rent is and inset stainless steel sink unit with mixer £150 per annum which is included in the tap, integrated fridge freezer, downlighters, service charge and will remain this amount electric oven, ceramic hob with extractor for the first 25 years from 2016 hood over, stainless steel splashback, **Council Tax** washer/dryer

Bedroom One

4.88m x 2.74m (16' x 9') large double glazed windows to front

Bedroom Two

windows to front

Bathroom

white contemporary suite comprising of panel bath, mixer tap and separate shower over, glazed screen, pedestal washbasin, toilet, tiled walls, chrome towel rail, laminated tiled floor

Lease Details

Lease

vendor has confirmed lease is 125 years from 01/10/2016



4.88m x 2.74m (16' x 9') large double glazed

Maintenance

Band D, £1736.72 per annum