



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A		89	89
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



APPROXIMATE GROSS INTERNAL AREA
747 SQ FT / 69.4 SQ M

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

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

£365,000 Leasehold

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Room
- Lovely Fitted Kitchen
- Gas Central Heating and Double Glazing
- Long Lease and Great Location
- Allocated Parking
- Built in 2016

Flat 5 Standcumbe Court, 166 Upper Elmers End Road Beckenham, , 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

laminated floor throughout, range of base cupboards, drawers and wall cupboards, one cupboard houses Potterton Combination Boiler, ample worktops with matching risers and inset stainless steel sink unit with mixer tap, integrated fridge freezer, downlighters, electric oven, ceramic hob with extractor hood over, stainless steel splashback, washer/dryer

Bedroom One

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

Bedroom Two

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

Maintenance

vendor has confirmed maintenance is £987.60 per annum

Ground Rent

the vendor has confirmed the ground rent is £150 per annum which is included in the service charge and will remain this amount for the first 25 years from 2016

Council Tax

Band D, £1736.72 per annum