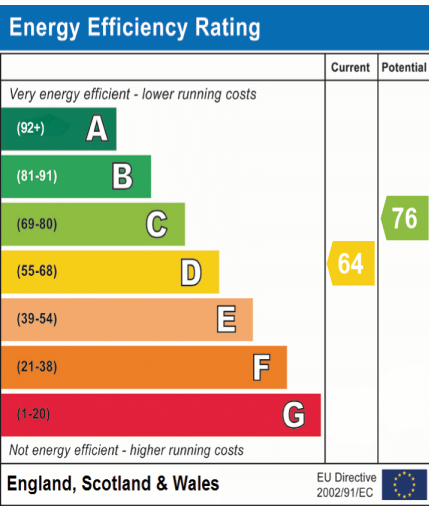
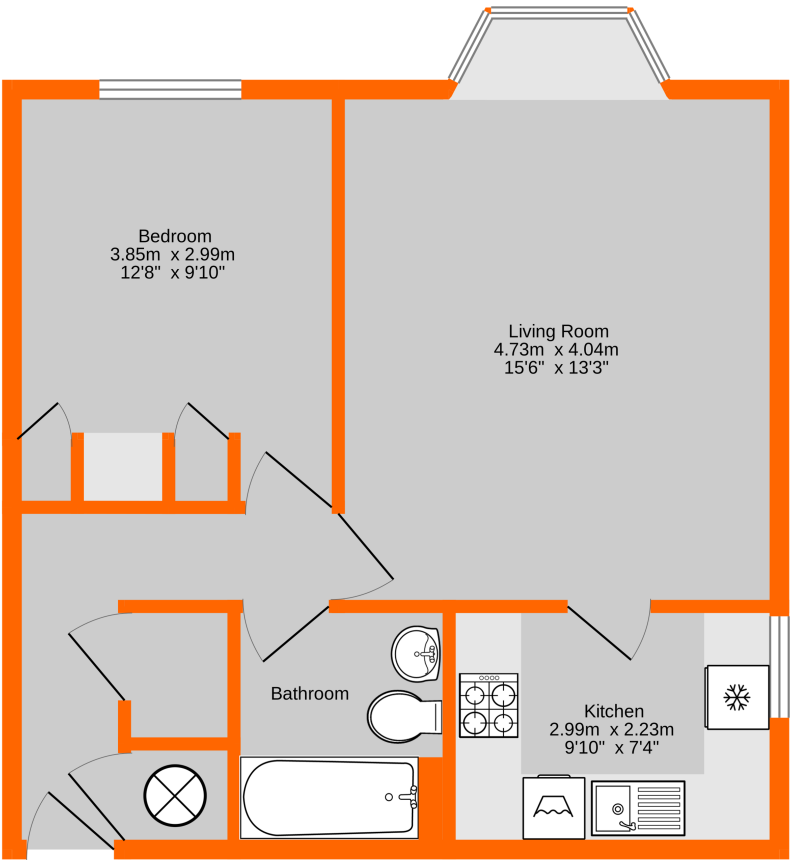




2nd Floor Flat
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 48.8 sq.m. (525 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

18 Beechwood, 53 Copers Cope Road, Beckenham, Kent BR3 1NJ
£275,000 Share of Freehold

- Second floor flat
- Double bedroom with wardrobes
- Re-fitted bathroom
- Security entry system
- Close to stations
- Double glazed
- Use of communal gardens
- Garage & 'chain free'

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 may also recommend firms of Solicitors and 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 a 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



18 Beechwood, 53 Copers Cope Road, Beckenham, Kent BR3 1NJ

Located on the front of this ever popular development and overlooking communal gardens, this spacious second floor share of freehold flat which, by today's standards does require some modernisation, ideally located within 200m of New Beckenham Station. Benefits include sealed unit double glazed replacement windows, cavity wall insulation, security entry system, fitted carpets and laminated floor, no onward chain, electric and gas convector heaters, well maintained communal gardens, off street parking and a garage

Location

Conveniently situated along a wide tree-lined road within 200m of New Beckenham Station (London Bridge, Charing Cross and DLR connection at Lewisham) Beckenham High Street with its shopping, bars, coffee shops, restaurants, cinema, gyms, leisure centre and library. There are numerous parks nearby including Cator, Beckenham Place and Kelsey together with bus services along Copers Cope Road



Ground Floor

Stairs to

Second Floor

Entrance door to

'L' Shaped Entrance Hall

security entry handset, built-in shelved storage cupboard housing fuse box, further cupboard houses hot water cylinder and cold tank

Living Room

4.73m x 4.04m (15' 6" x 13' 3") a lovely spacious room with a bay window to front overlooking communal gardens, fitted carpet, wall mounted 'Robinson Willey' warmplan gas convector heater

Kitchen

2.99m x 2.23m (9' 10" x 7' 4") base and wall cupboards, drawers and worktops with stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, space for cooker and fridge freezer, window to side, tiled walls

Bedroom

3.85m x 2.99m (12' 8" x 9' 10") window to front, wall mounted electric convector heater, fitted wardrobes with storage cupboards over, dresser drawers and surface between with mirror over

Bathroom

vinyl tiled floor, re-modelled white suite of panelled bath with mixer tap, separate electric shower over, pedestal wash basin, toilet, fully tiled walls, cosmetics shelf

Outside

Communal Gardens

use of well maintained extensive gardens

Parking

visitor/residents off street parking on a first come first served basis

Garage

single garage en-bloc to the rear with up and over door to front

Lease Details

Lease

share of freehold from 2007, new 999 year lease - 981 years remaining

Maintenance

£800 per annum (paid in two half yearly installments)

Ground Rent

the ground rent is nil

Council Tax

Band C