



Total Approx. Floor Area 988 Sq.Ft. (91.8 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

13 Gallery House Copers Cope Road, Beckenham BR3 1DQ £525,000 Leasehold

- Spacious luxurious first floor apartment
- Lift service, long lease
- Large balcony
- Allocated parking & residents tennis court
- Overlooks Kent County Cricket Ground
- Chain free sought after location
- Integrated kitchen
- Two double bedrooms with wardrobes & two bathrooms

13 Gallery House Copers Cope Road, Beckenham BR3 1DQ

Situated on the first floor, this beautifully presented apartment has generous accommodation providing an open plan living room with balcony, distinct dining area and integrated kitchen with appliances and peninsular breakfast bar. Off the spacious reception hall is a utility/laundry cupboard, two double bedrooms, both with wardrobes, the master with an en-suite bathroom and Juliet balcony, further family bathroom. Benefits include gas fired radiator central heating with renewed Vaillant gas fired conventional boiler in 2021, sealed unit double glazing throughout, oak flooring and newly fitted carpets, audio/visual security entry system including remote gates to the development, lift facility to all floors from the secure underground allocated parking. Outside are well maintained grounds including resident use of a tennis court.

Location

The property is ideally situated for New Beckenham station (London Bridge/Waterloo East/Charing Cross/Cannon Street and DLR connection at Lewisham). Waitrose supermarket and Beckenham Junction station (Victoria and at peak times The City) are just under a mile away. There is a tram service to Croydon/Wimbledon. Beckenham High Street provides a range of shops, restaurants and other amenities. Beckenham Place Park is also nearby.



Ground Floor

Communal Entrance

stairs or lift to

First Floor

Entrance Door

to

Reception Hall

stripped oak flooring, double storage cupboard housing and fuse box, airing cupboard housing Mega Flow hot water cylinder, wall mounted audio/visual entryphone, double doors to utility cupboard with fitted base cupboards, washing machine, inset stainless steel single drainer sink unit, wall cupboard, extractor fan, electric light, display niche, gloss base and mirror double doors with glass panels to

Living Room

5.26m x 4.65m (17' 3" x 15' 3") stripped oak flooring, coved ceiling, display niche, downlighters, glazed double doors and side windows onto balcony

Dining Area

2.54m x 2.01m (8' 4" x 6' 7") window to rear, display niche, mirror, extractor vent, wall mounted Vaillant gas boiler (replaced 2021) open to

Kitchen

3.51m x 2.57m (11' 6" x 8' 5") fully fitted with

units comprising base cupboards, drawers, wall cupboards (easy glide/close), integrated appliances comprising dishwasher, fridge/freezer, double oven, separate microwave over (all Bosch except fridge/freezer which is Neff), 4-ring stainless steel gas hob, extractor hood over, stainless steel splashback, stainless steel 1 1/2 bowl sink unit, mixer tap and waste disposal, pelmet lights, downlighters, ceramic tiled floor, worktops incorporating peninsular breakfast bar

Master Bedroom

4.01m x 3.91m (13' 2" x 12' 10") into wardrobes, glazed double sliding doors to Juliet balcony, inbuilt range of wardrobes with oak fronted doors, door to

En-Suite Bathroom

2.67m x 2.24m (8' 9" x 7' 4") comprising enclosed panelled bath with mixer tap, tiled niche/linen store, vanity surface and wash basin with mixer tap, localised tiling, polished stone tiled floor, shaver point, large mirror, extractor fan, downlighters, wall mounted floating wc, separate fully tiled shower cubicle with glazed door and Aqualisa power shower, electric wall mounted towel rail

Bedroom 2

3.96m max x 2.72m (13' x 8' 11") window to front, built in double wardrobe with sliding doors

Bathroom

2.30m x 2.13m (7' 6" x 7') white suite

enclosed panelled bath with mixer tap, Aqualisa power shower over and glazed screen, vanity surface with wash basin and mixer tap, polished tiled floor, localised tiling, wc with concealed cistern, extractor fan, large mirror, downlighters, shaver point

Outside

Garden

communal gardens overlooking/adjacent to Kent County Cricket Ground, tennis court

Parking

undercroft parking with one allocated space, (outside) visitor spaces

Lease Details

Lease

999 years from 1 December 2002

Ground Rent

the ground rent is currently £275.00 per annum

Maintenance

the current service charge is £3,145 per annum, payable in two 6 monthly instalments (Jan & June)

Agents Note

details of lease, maintenance etc to be checked prior to exchange of contracts

Council Tax

council tax Band G