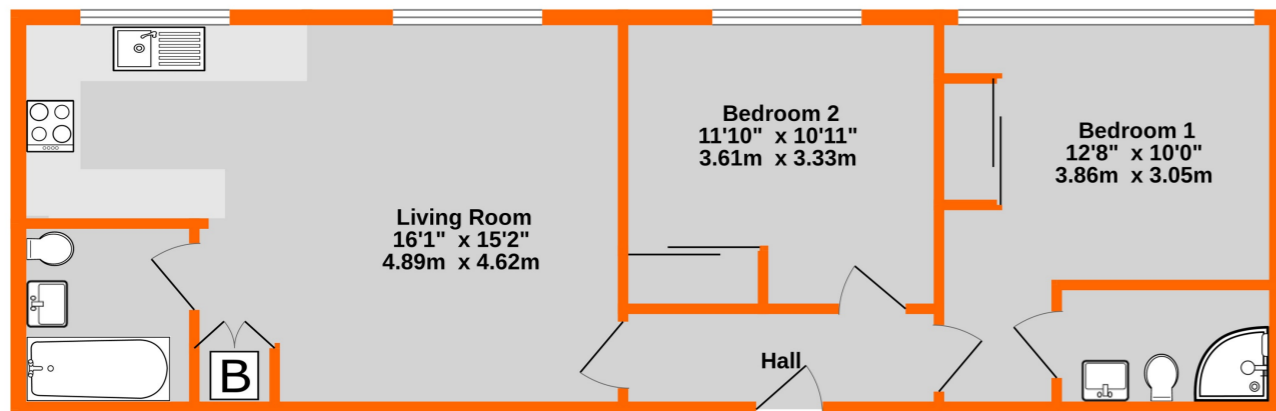




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**FIRST FLOOR**  
 713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 13, 160 Croydon Road, Beckenham, Kent BR3 4FB

**£375,000 Leasehold**

- First floor flat with lift
- Two double bedrooms with wardrobes
- Kitchen with Italian fitted units
- Allocated gated parking space
- Offered to the market 'Chain Free'
- En suite shower room plus bathroom
- Open plan living room
- Ideal for local shops and station

## Flat 13, 160 Croydon Road, Beckenham, Kent BR3 4FB

A development converted from commercial offices to residential flats in 2012/2013, this first floor flat, like all the others in the block, benefits from plenty of natural light through the widened windows to all main rooms. When developed, the kitchens were installed with Italian fitted units and the bathrooms were beautifully appointed with traditional white suites along with wide plank wood flooring to the entrance hall, living room and bedrooms plus fitted wardrobes to both double bedrooms. There is an allocated parking space behind the electrically operated gates and use of the fifth floor communal roof terrace with far reaching views.

### Location

Ideally located for commuters with local shops and restaurants on the "door step" at Elmers End as well as bus routes to local town centres. Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



### First Floor

#### Entrance Hall

3.59m x 1.17m (11' 9" x 3' 10") hardwood floor, video entryphone, downlights

#### Living Room

4.91m x 4.62m max (16' 1" x 15' 2") to include built-in cupboard housing boiler for central heating, fuse box, hardwood floor, downlights, radiator beneath large double glazed window, open plan to

#### Kitchen

3.29m max x 2.36m max (10' 10" x 7' 9") gloss fronted base cupboards and drawers, eye level cupboards, integrated dishwasher and washing machine, work surfaces with inset 4-ring Indesit ceramic hob, stainless steel extractor hood above and electric Indesit oven beneath, integrated fridge/freezer, inset stainless steel double bowl sink and drainer with mixer tap, downlights, hardwood floor, large double glazed window

#### Bedroom 1

3.86m max x 3.04m (12' 8" x 10' 0") plus recess by door, to include built-in double wardrobe with sliding doors, hardwood floor, radiator beneath large double glazed window to front

#### En Suite Shower Room

2.52m max x 1.42m max (8' 3" x 4' 8") white tiled shower cubicle with curved sliding doors, fixed overhead shower and further hand spray attachment, low level wc with concealed cistern, wash basin with mixer tap and drawer beneath, fully tiled walls, ceramic floor tiling, heated towel rail, downlights, extractor fan

#### Bedroom 2

3.6m x 3.34m (11' 10" x 10' 11") built-in double wardrobe with sliding doors, hardwood floor, radiator beneath large double glazed window

#### Bathroom

2.11m x 2.02m (6' 11" x 6' 8") white bath having separate shower over and hinged glazed screen, low level wc with concealed cistern, wash basin with mixer tap and drawer beneath, fully tiled walls, ceramic floor tiling, downlights, heated towel rail, extractor fan

### Outside

#### Parking

allocated space (no.13)

### Additional Information

#### Lease

125 years from 1 June 2014 - to be confirmed

#### Ground Rent

£350 per annum - to be confirmed

#### Maintenance

£2,868.90 for the current year - to be confirmed

#### Council Tax

London Borough of Bromley Band D

#### Agents Note

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

