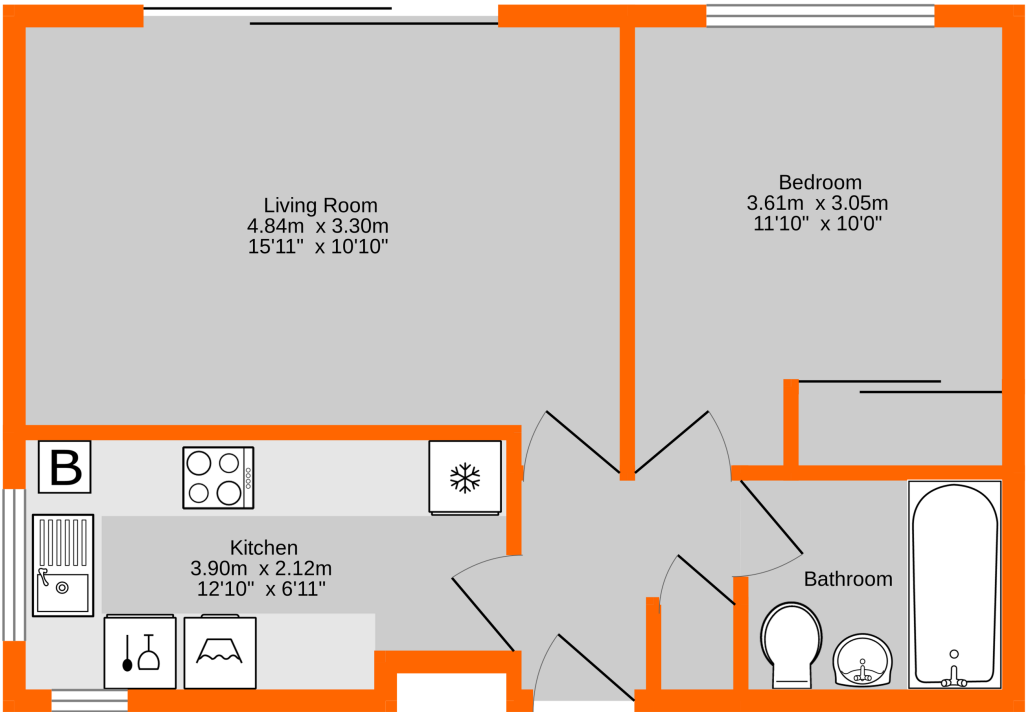
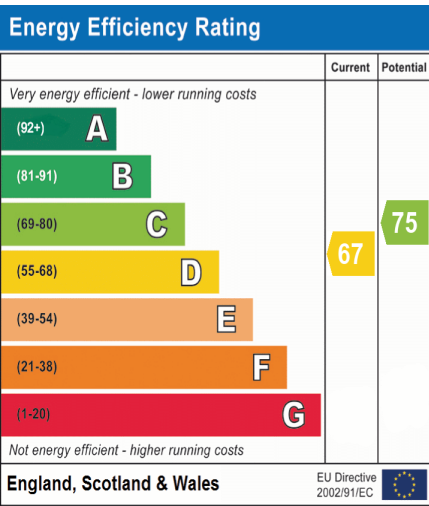


Ground Floor Flat
42.4 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 42.4 sq.m. (457 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

3 Templedene Court, 15 Beckenham Grove, Bromley, Kent BR2 0XU

£245,000 Leasehold

- Double bedroom
- 16'0" x 10'9" living room
- Modern fitted kitchen
- Long lease
- Bathroom with modern white suite
- Allocated parking space
- Central heating/uPVC double glazing
- Communal gardens

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.
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George Proctor & Partners trading as Proctors

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3 Templedene Court, 15 Beckenham Grove, Bromley, Kent BR2 0XU

We are pleased to offer for sale this 'chain free' one bedroom ground floor flat that is situated to the rear of this popular, well located block. There is an entrance hall with built-in storage cupboard, 16'0" x 10'9" living room with sliding patio door onto the communal gardens, the kitchen is fitted with a range of modern units with built-in/integrated appliances, there is also a double bedroom with built-in wardrobes and a bathroom with modern white suite. There is uPVC double glazing and central heating via a combination boiler, we recommend a viewing of this ideal first time buy.

Location

Situated near the junction of Beckenham Grove and Park Hill Road, this flat is about a quarter-of-a-mile from Shortlands village shops and Shortlands station (Victoria/Blackfriars and Bromley South). Bromley town centre is about a mile away with the Churchill Theatre, The Glades shopping centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction Station there are trains to Victoria/Blackfriars as well as tram services to Croydon and Wimbledon.



Ground Floor

Communal Entrance

Front door to:

Entrance Hall

Built-in cupboard with shelving, Amtico flooring, central heating thermostat, security entry phone handset.

Living Room

16' x 10' 9" (4.88m x 3.28m) Sliding patio doors to communal gardens, Amtico flooring, double radiator, coving.

Kitchen

12' 8" x 6' 11" (3.86m x 2.11m) UPVC double glazed windows to front and side, fitted with a range of modern units comprising inset stainless steel one-and-a-half bowl sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in stainless steel oven and 4-ring hob with stainless steel splash back and extractor fan over, integral fridge/freezer and dishwasher, washing machine to remain, eye level cupboards to one wall, wall mounted Worcester gas fired combination boiler for central heating and hot water, Amtico flooring.

Bedroom

11' 9" x 9' 11" (3.58m x 3.02m) UPVC double glazed windows to rear, fitted wardrobe with sliding doors, hanging rail, shelving and storage space over, double radiator.

Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and electric shower over, pedestal wash basin, toilet, heated chrome towel rail, medicine cabinet, ceramic tiled floor, fully tiled walls, spotlights.

Outside

Garden

Well maintained communal gardens.

Parking

Allocated parking space.

ADDITIONAL INFORMATION

Council Tax

Bromley borough Band C.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

Lease Details

Lease

999 years from March 1970

Ground Rent

£10 per annum

Service Charge

£1260 for the period 01/09/24 - 31/08/25