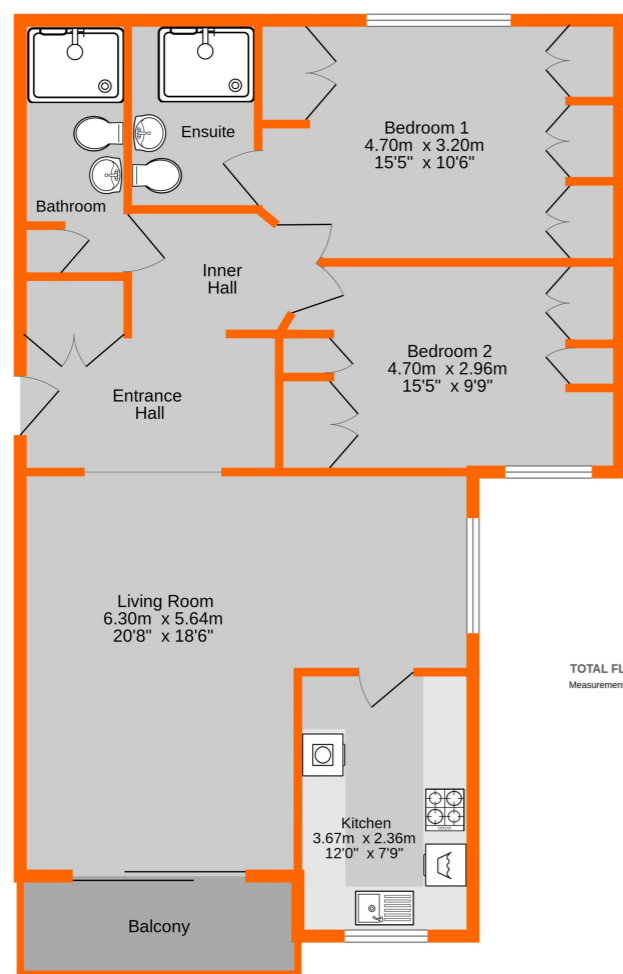




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

1st Floor Flat
 89.7 sq.m. (965 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (965 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025



Viewing by appointment with our Park Langley Office - 020 8658 5588

6 The Planes, 3 Overbury Avenue, Beckenham BR3 6PZ

Chain Free £460,000 Leasehold

- Purpose built first floor apartment
- Two double bedrooms with wardrobes
- Large living room with dining area
- Fitted kitchen with Worcester boiler
- Great location in vicinity of Kelsey Park
- Two Shower rooms including an ensuite
- Sunny balcony with southerly aspect
- Garage and allocated parking space

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 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



6 The Planes, 3 Overbury Avenue, Beckenham BR3 6PZ

Generous first floor apartment with easy access to Beckenham High Street, Kelsey Park and popular Park Langley shops on Wickham Road. Modern purpose built block with LIFT, having garage and allocated parking space to rear. Entrance hall with wide opening to impressive L-shaped living room providing a comfortable dining space, adjacent to the fitted kitchen, and sitting area with patio door to BALCONY bathed in sunshine with southerly aspect. Two large double bedrooms with fitted wardrobes, adding to the storage in the hall, plus en suite shower room to main bedroom and second shower room off inner hall area, opposite second bedroom. Available with NO ONWARD CHAIN, please contact our Park Langley office to arrange a viewing.

Location

Overbury Avenue runs between Wickham Road and Oakwood Avenue and this property is approximately 200 yards from entrances to Kelsey Park found on Wickham Road with the parade of shops and a Tesco Express by the Park Langley roundabout. Local sports facilities include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. Beckenham High Street is about three quarters of a mile away with Beckenham Junction station a short distance beyond providing trains to Victoria and The City as well as tram services to Croydon and Wimbledon. Bus routes run along Wickham Road to Bromley and Beckenham.



First Floor

Entrance Hall

3.67m x 1.88m (12'0 x 6'2) entryphone, large double cupboard, radiator, arched opening to

Inner Hall

2.68m x 1.71m (8'10 x 5'7) with doors to both bedrooms and second bathroom

Living Room

6.3m max x 5.64m max (20'8 x 18'6) bright and spacious with distinct DINING AREA by door to kitchen having radiator, space for table and high level double glazed window to side, comfortable SITTING AREA with additional radiator, double glazed sliding patio doors to balcony

Sunny Balcony

3.59m x 1.4m (11'9 x 4'7) enjoying the favoured south aspect to the front of the block

Kitchen

3.67m x 2.36m (12'0 x 7'9) range of base cupboards and drawers beneath work surfaces plus space for washing machine and tumble dryer, inset single drainer stainless steel sink with mixer tap, cooker hood above Neff 4-ring gas hob with Bosch electric oven beneath, space for upright fridge/freezer, wall tiling above work surfaces, eye level cupboards, Worcester wall mounted gas boiler (installed 15.07.19), Amtico flooring, double glazed window to front

Bedroom 1

4.7m x 3.2m (15'5 x 10'6) includes full width of wardrobes to end wall plus additional fitted double wardrobe, radiator, double glazed window to rear

En Suite Shower Room

2.48m x 1.81m (8'2 x 5'11) full width shower tray with fixed overhead shower and hand shower, pedestal wash basin with mixer tap, low level wc, wall tiling, radiator, Amtico flooring, wall light with shaver point plus mirror above basin

Bedroom 2

4.7m x 2.96m (15'5 x 9'9) includes two sets of wardrobes, radiator, double glazed window to front

Second Bathroom

3.66m x 1.45m (12'0 x 4'9) includes large built in cupboard, tiled shower with glazed screen, low level wc and pedestal wash basin with mixer tap, wall tiling, radiator, Amtico flooring, wall light with shaver point plus mirror above basin

Outside

Parking

allocated space to rear of building along with garages approached via driveway beside building

Garage

6.07m x 2.64m (19'11 x 8'8) electrically operated up and over door (last garage on right) includes partitioned storage to far end having sliding doors, power point and electricity meter

Communal Gardens

to the rear, laid to lawn with borders

Additional Information

Lease

99 years from 25 March 1995 but vendor has agreed to pay for lease extension adding 90 years to the term, giving a the buyer a term of approximately 157 years on completion of the purchase

Maintenance

for period 25.03.25 to 24.03.26 paid to HML on behalf of The Planes Management Company Limited Annual Service Charge - £2,541.89 Annual Reserve Fund - £493.85 Annual Lift Reserve Fund - £250.00

Ground Rent

As stated in original lease: 25.03.15 to 24.03.35 - £275 per annum Ground Rent will be £0 for the buyer, due to terms offered for lease extension

Council Tax

London Borough of Bromley - Band E Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, 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

Agents Note

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