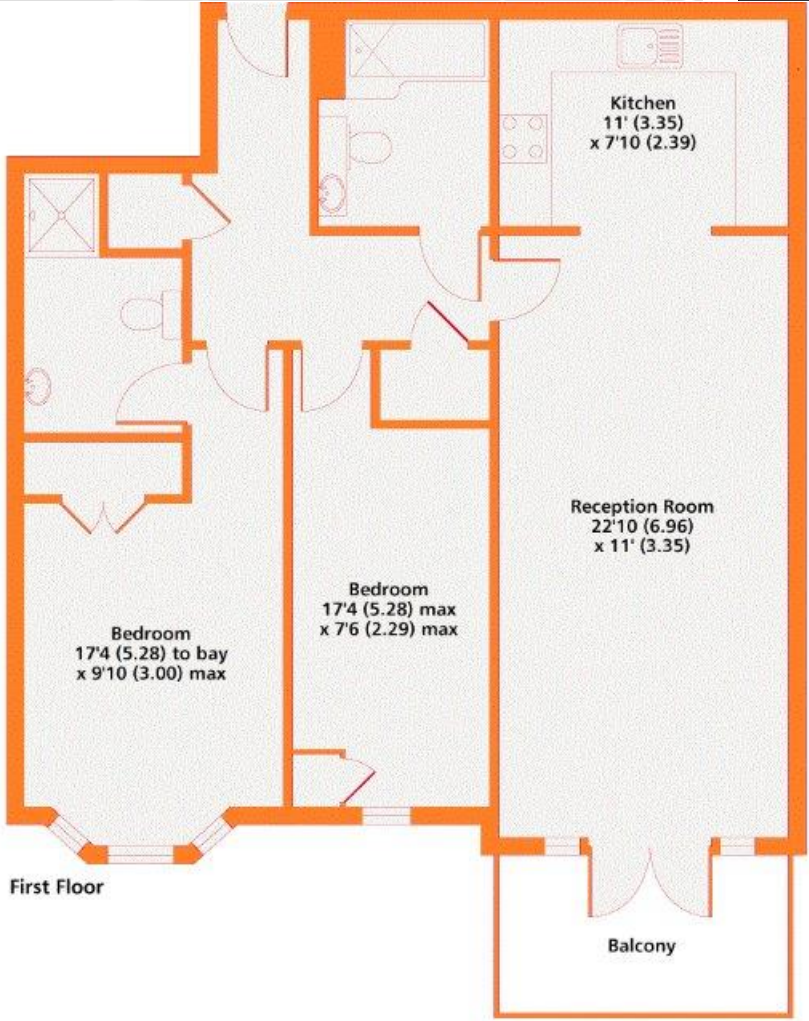


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Bromley Road, BR3
Gross Internal Floor Area 842 sqft 78.2 sqm

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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Oaklands Court, 118 Bromley Road, Beckenham, Kent BR3 5NW
£430,000 Leasehold

- First floor apartment
- Two bedrooms
- Bathroom & En-Suite shower room
- Balcony
- Lift service
- Gas central heating & double glazing
- Gated allocated parking
- Sought after location

www.proctors.london

5 Oaklands Court, 118 Bromley Road, Beckenham, Kent BR3 5NW

Lift services this modern well appointed and neutrally decorated apartment offering spacious accommodation located at the front of this prestigious development. With a good sized balcony off the living room, fitted integrated kitchen off. This apartment has a main bedroom with wardrobes, bay window and an en-suite shower room with a second bedroom and a full bathroom with shower. Benefiting from gas radiator central heating with renewed boiler and sealed unit double glazed windows, fitted carpets, audio/visual security entry system via gates and allocated parking with use of communal gardens

Location

Situated on the junction of Bromley Road and Oakwood Avenue, a stones throw from the Oakhill parade of shops and bus services together with Clare House Primary all within a walkable distance. Beckenham High Street with its extensive shopping, bars and restaurants and Beckenham Junction Station (services to London Victoria and London Bridge) and tramlink to Croydon and Wimbledon is within half a mile together with Kelsey Park



Ground Floor

Communal Hallway

personal mailbox

Stairs/lift to

First Floor

'L' Shaped Entrance Hall

stone tiled floor, audio visual entry panel, large cupboard houses hot water cylinder and cold tank, further shelved storage cupboard houses fuse box (renewed 30/11/2023)

Reception Room

6.96m x 3.35m (22' 10" x 11' 0") glazed double doors and side windows onto

BALCONY: paved, good sized for table and chairs

Kitchen

3.35m x 2.39m (11' 0" x 7' 10") white units comprising base and wall cupboards, corner shelves with pelmet lighting below cupboards, worktops, inset one and a half bowl sink unit with mixer tap, appliances

include, 4 ring stainless steel gas hob, extractor over, double oven under, dishwasher, washing machine, fridge/freezer, glazed wall display cupboard with lighting, tiled floor, part tiled walls

Bedroom 1

5.28m x 3.00m (17' 4" x 9' 10") bay to front, built-in wardrobes

En-Suite Shower Room

white suite of fully tiled shower, glazed folding door to front, pedestal wash basin and toilet, part tiled walls and floor, extractor fan

Bedroom 2

5.28m x 2.29m (17' 4" x 7' 6") window to front, built-in cupboard houses wall mounted Vaillant boiler (installed 13/12/2022)

Bathroom

white suite, enclosed shower bath with mixer tap, separate shower over, glazed screen, vanity surface with inset was basin with mixer tap, cupboard below, toilet with concealed cistern, stone tiled floor and walls, extractor fan, chrome ladder towel rail

Outside

Communal Gardens

use of extensive well maintained gardens

Parking

remote electric gates gives access to single allocated parking space, visitor parking available

Lease Details

Lease

vendor has confirmed the lease is 125 years from 1st April 2000 - 100 years remaining

Maintenance

the vendor has confirmed the maintenance is £2,137.60 per annum, payable half yearly at £1068.80

Ground Rent

vendor has confirmed the ground rent is £125 per annum, doubling every 25 years, eg £250 after 1st 25 years

Council Tax

Band D - London Borough of Bromley