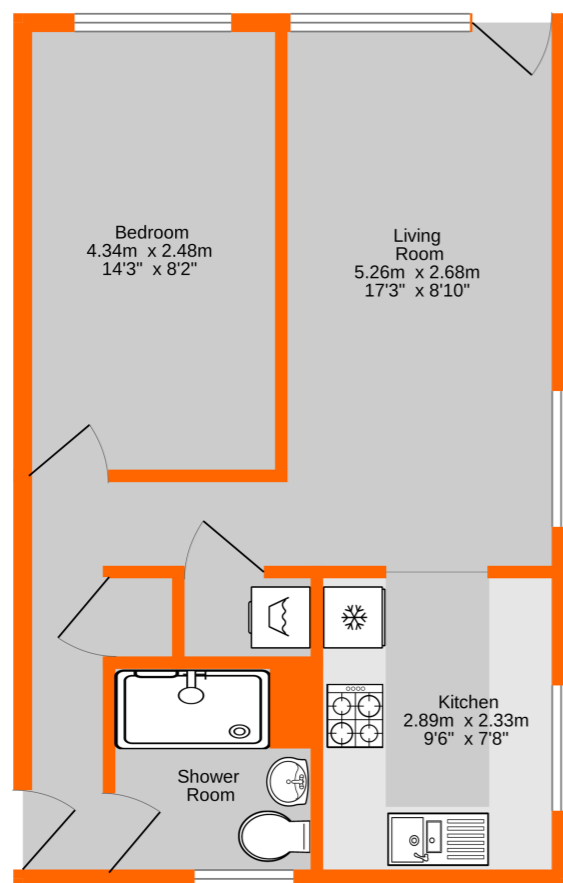


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 42.0 sq.m. (452 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

11 Cedarwood, 36 Copers Cope Road, Beckenham, Kent BR3 1NF Offers in Excess of £250,000 Leasehold

- Double Bedroom
- Superb re-fitted shower room
- 17'3" x 8'10" Living room
- Double aspect kitchen
- uPVC double glazing
- Central heating via combination boiler
- Allocated off street parking
- 151 year lease

11 Cedarwood, 36 Copers Cope Road, Beckenham, Kent BR3 1NF

This one bedroom ground floor flat offers light and airy accommodation and comes to the market in good decorative order, the double aspect living room has a door to the communal gardens where the vendor has table and chairs ideal to enjoy the open aspect to rear. The kitchen has been superbly re-fitted and has a built-in stainless steel oven and hob. There is also a double bedroom and a stylish re-fitted shower room with walk-in shower. We have no hesitation in recommending a viewing of this delightful flat.

Location

Cedarwood forms part of this popular residential road and has the choice of two railway stations equal distance at 0.4 miles with services to both Victoria and Charing Cross with DLR connection for Canary Wharf at Lewisham. The High Street with its shops and restaurants is 0.7 of a mile away. Beckenham Place Park with its wide expanse of park and woodland is also 0.7 of a mile away.



Ground Floor

Communal Entrance

front door to

Entrance Hall

built-in coats cupboard with storage space over, built-in cupboard houses plumbing for washing machine and shelving, radiator, wood laminate flooring

Living Room

5.26m x 2.68m (17' 3" x 8' 10") a bright room with double glazed windows to side and rear, double glazed door to communal garden, radiator, wood laminate flooring, door to

Kitchen

2.89m x 2.33m (9' 6" x 7' 8") double glazed windows to front and side, re-fitted with a range of units comprising single drainer one and a half bowl sink with mixer tap and cupboards under, work surface

to three walls with cupboards and drawers under, built-in stainless steel electric oven with 4 ring gas hob and extractor fan over, eye level cupboards to one wall with concealed lighting, washing machine, gas fired Ideal combination boiler for central heating and hot water, tiling to four walls, coving, wood laminate flooring

Bedroom

4.34m x 2.48m (14' 3" x 8' 2") double glazed windows to rear, radiator

Shower Room

obscure window to front, walk-in shower, wall mounted wash basin with mixer tap and cupboards under, toilet with concealed cistern, tiling to three walls, ceramic tiled floor, radiator, wall mounted mirror and cupboard

Outside

Communal Gardens

well maintained communal gardens

Parking

off-street parking for one car to rear

Lease Details

Lease

vendor has confirmed the lease is 189 years from 25th December 1986

Ground Rent

vendor has confirmed the ground rent is included in the maintenance

Maintenance

vendor has confirmed that the maintenance £2221.80, amount paid monthly was £185.15

Council Tax

Band C