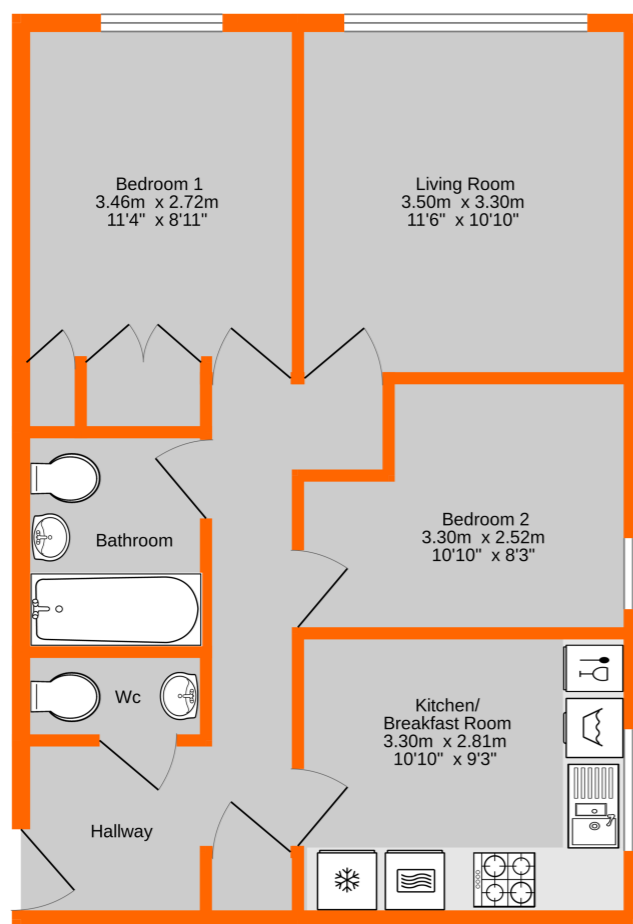


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Top Floor Flat
 53.5 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 53.5 sq.m. (575 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

23 Clarendon Court, 14 Albemarle Road, Beckenham, Kent BR3 5HJ

£350,000 Share of Freehold

- Top floor apartment
- Kitchen/breakfast room
- Gas radiator central heating
- Cloakroom
- Two bedrooms
- Allocated parking & great central location
- Long lease
- Sealed unit double glazing

23 Clarendon Court, 14 Albemarle Road, Beckenham, Kent BR3 5HJ

Built in 1988 Clarendon Court is one of two blocks making up this popular centrally located development only minutes from Beckenham Junction Station, Beckenham Green and High Street being the first development along Albermarle Road (on the right from the station). This well presented top floor (2nd) neutrally decorated home benefits from a re-modelled bathroom and separate cloakroom, there is ample storage with the use of the loft and fitted kitchen is big enough for a table and chairs. Benefits include oak engineered wooden floors and fitted carpets, security entry system, renewed combination boiler for the gas radiator central heating and sealed unit double glazed windows inset to timber frames. Outside there is a single allocated parking space and use of communal gardens.

Location

Situated a few hundred meters from Beckenham Junction Station (Victoria) and Tramlink Croydon and Wimbledon, Beckenham High Street with its bars, restaurants, shopping, cinema and Leisure Centre. Beckenham Place and Kelsey Parks are both within one mile.



Ground Floor

Communal Entrance Hall

stairs to

Top Floor

'L' Shaped Hallway

oak stripped floor, entry handset, trap to loft ideal for storage, large built-in storage cupboard

Cloakroom/WC

toilet, wash basin with mixer tap, cupboard below, fully tiled walls, extractor vent, strip light, shaver point

Living Room

3.50m x 3.30m (11' 6" x 10' 10") lovely outlook to the front, oak stripped floor, windows to front

Kitchen/Breakfast Room

3.30m x 2.81m (10' 10" x 9' 3") tiled floor, base and walls cupboards, inset one and a half bowl sink unit with mixer tap, 4 ring gas hob with

extractor hood over, separate double oven, plumbing and space for washing machine and slimline dishwasher, renewed wall mounted Vaillant combination gas boiler, sealed unit double glazed window to side, fridge/freezer space, tiled walls, coved cornice

Bedroom 1

3.46m x 2.72m (11' 4" x 8' 11") sealed unit secondary double glazed window to front, range of wardrobes along one wall, fitted carpet

Bedroom 2

3.30m x 2.52m (10' 10" x 8' 3") window to side, fitted carpet

Bathroom

re-modelled white suite of enclosed panelled bath, glazed screen, mixer tap and shower over with fixed rain head shower and separate hand spray, wall mounted wash basin with mixer tap and cupboard below, toilet,

fully tiled walls and floor, extractor fan, chrome wall mounted ladder style radiator

Outside

Parking

single allocated parking space to rear and visitor parking

Garden

use of communal gardens

Lease Details

Lease

share of freehold, balance of a 999 year lease from 25/12/1988

Maintenance

£1,086.34 P.A (2023)

Ground Rent

None

Council Tax

Band D

