





## Garage 7 and 8, 18 Crescent Road, Beckenham, Kent BR3 6NE

A rare opportunity to purchase a pair of single adjacent garages both with up and over doors, brick built with flat roofs over, breeze block and brick construction

### Location

Situated in the garage block at the bottom of the communal gardens of Crescent Court, the garages are accessed via Limes Road which is off Crescent Road.



### Garage 7

16' 6" x 8' 2" (5.03m x 2.49m) single self contained garage with lockable up and over door, no light or power

### Garage 8

16' 7" x 8' 0" (5.05m x 2.44m) single self contained garage with lockable up and over door, no light or power

### Lease Details

#### Lease

Each garage has a lease of 120 years from 24th June 1968, so as of 2025 there are 64 years remaining

#### Ground Rent

the vendor has confirmed the ground rent is currently £40 per garage per annum - rising to a maximum of

£80

#### Maintenance

the owner could be subject to a maintenance charge for upkeep of the garage blocks, roof coverings and redecoration, billed accordingly