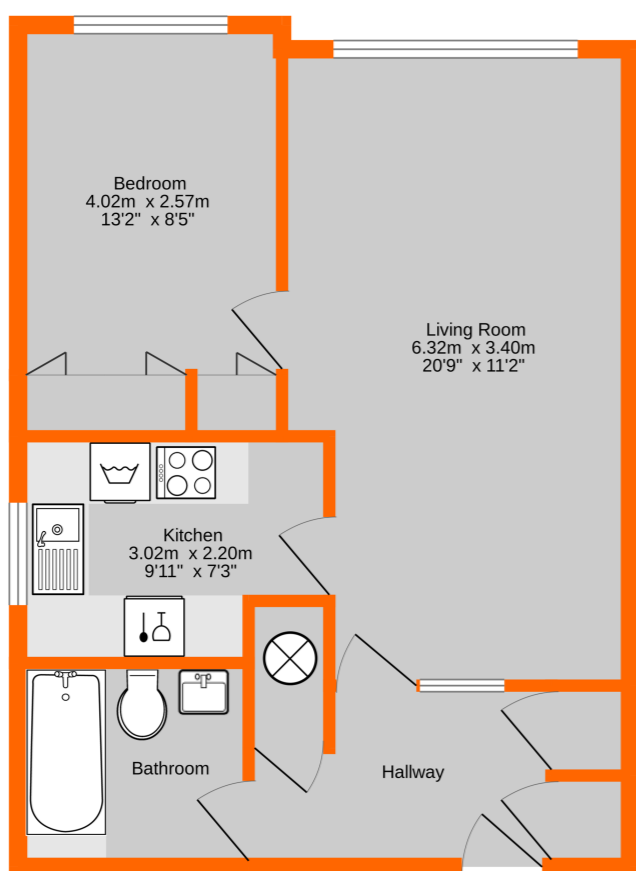


Ground Floor Flat  
 48.3 sq.m. (520 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	76
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 48.3 sq.m. (520 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metroptix ©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.  
**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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

27 Elsa Court 9 Hayne Road, Beckenham, Kent, BR3 4TY

**£300,000 Share of Freehold**

- Double bedroom with wardrobes
- White bathroom suite
- 20'9" x 11'2" Living room
- Kitchen with appliances
- Ample storage
- Electric heating
- Share of freehold
- Large communal grounds

## 27 Elsa Court 9 Hayne Road, Beckenham, Kent BR3 4TY

This delightful 'chain free' one bedroom ground floor flat has been the subject of much recent improvement by the present owner and offers wonderful light and airy accommodation. Presented in exceptionally good order having been tastefully redecorated, works carried out include uPVC double glazed windows, installation of a stylish new kitchen with built-in oven, hob and extractor, integrated dishwasher and a washing machine to remain. The bathroom has been re-fitted with a superb white suite and has an electric shower over the bath and a heated chrome towel rail. There is new flooring throughout the flat which is ready to move into, we recommend a viewing without delay.

### Location

Elsa Court is a development of purpose built flats situated on Hayne Road within half a mile of Clock House Railway Station (London Bridge, Waterloo, Charing Cross and DLR connection at Lewisham for Canary Wharf) with Beckenham Leisure Center and Library en route. Beckenham High Street with its array of restaurants, bars and shops is 0.3 of a mile away. Beckenham Junction Railway Station (Victoria and Blackfriars) and Tramlink to Croydon and Wimbledon is 0.4 of a mile distance.



### Ground Floor

#### Communal Entrance

front door to

#### Entrance Hall

security entryphone handset, built-in storage cupboard housing gas and electric meters, built-in coats/storage cupboard with hanging rail and shelf over, deep built-in cupboard housing hot and cold water tank and shelving

#### Living Room

6.32m x 3.40m (20' 9" x 11' 2") a spacious light and airy room with uPVC double glazed windows to front, two wall mounted electric heaters

#### Kitchen

3.02m x 2.20m (9' 11" x 7' 3") uPVC double glazed windows to side, recently re-fitted with a range of units comprising inset single drainer stainless steel sink with mixer tap

and cupboards under, working surface to two walls with cupboards and drawers under, built-in electric oven and hob with stainless steel extractor funnel over, integrated dishwasher, washing machine to remain, eye level cupboards to one wall, tiling to three walls, spotlights

#### Bedroom

4.02m x 2.57m (13' 2" x 8' 5") uPVC double glazed windows to front, fitted wardrobs to one wall with hanging rails and storage and shelving over, wall mounted electric heater

#### Bathroom

obscure uPVC double glazed windows to side, recently re-fitted with a white suite comprising panelled bath with electric Triton shower over, inset wash basin with mixer tap and cupboard under, toilet, chrome heated towel rail,

tiling to three walls

### Outside

#### Communal Gardens

well maintained communal gardens to rear

#### Parking

there is off street parking to the front of the block

### Lease Details

#### Lease

the vendor has confirmed the lease is 999 years from September 1970

#### Maintenance

the vendor has confirmed that the maintenance is £2095.56 for the current year

#### Ground Rent

the vendor has confirmed the ground rent is nil

#### Council Tax

Band C