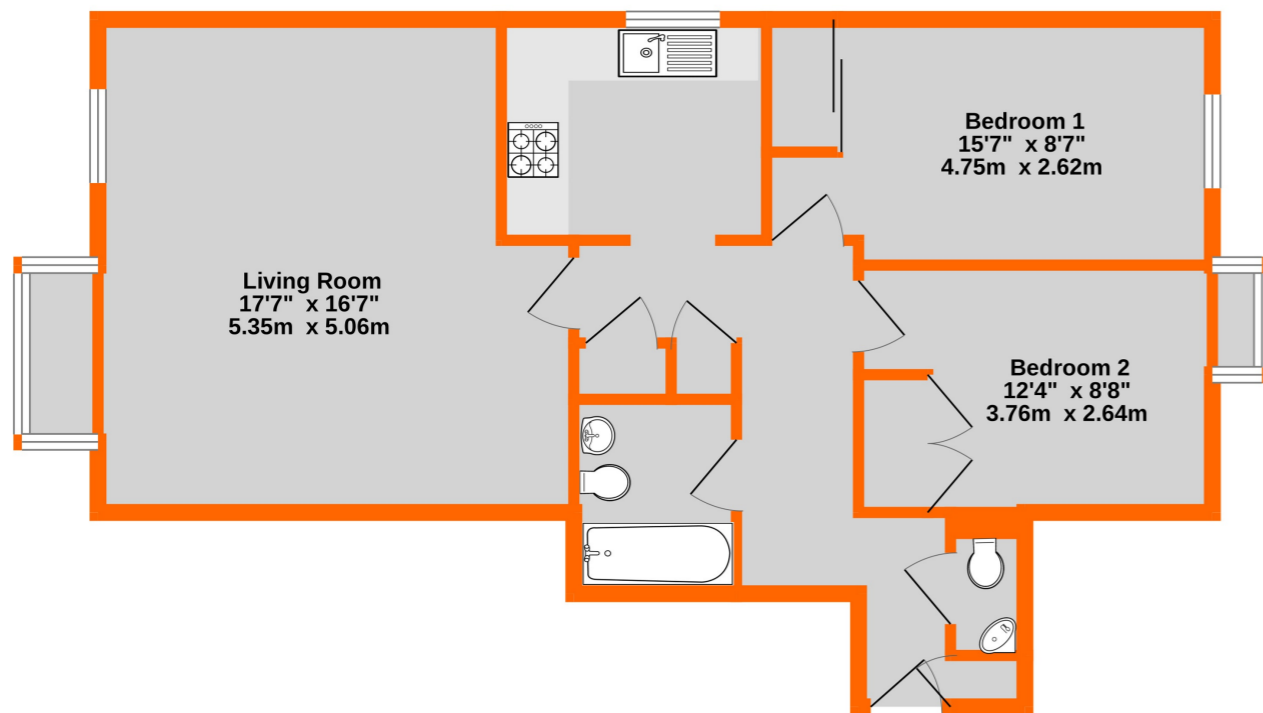


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
 761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 795sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Park Langley Office - 020 8658 5588

Flat 9 Ashburnham Court, 4 Perth Road, Beckenham, Kent BR3 6PP

Offers in Excess of £350,000 Leasehold

- First floor flat with triple aspect
- Peaceful location in cul-de-sac setting
- Updated fitted kitchen with appliances
- White bathroom and separate WC off hall
- Wonderfully spacious living/dining room
- Easy access to High Street and stations
- Two good size bedrooms with wardrobes
- Garage to rear and large hall cupboards

Flat 9 Ashburnham Court, 4 Perth Road, Beckenham, Kent BR3 6PP

*Excellent room proportions. *Particularly spacious living room. *Two double bedrooms. *Modern first floor flat. This property benefits from plenty of natural light being on the first floor and having a triple aspect, with the living room to rear, the bedrooms at the front of the building, and the modern fitted kitchen to the side. The living room provides ample space for dining table, sitting area and desk for working from home, a modern day requirement. The exceptional storage this property offers includes a number of good sized storage cupboards off the entrance hall, plus there is a garage to consider if this is not enough. Wonderful location just off Oakwood Avenue near Clare House School, Perth Road is a cul-de-sac with many period properties creating an attractive setting.

Location

Perth Road is off Oakwood Avenue, a short walk to shops at Oakhill parade and The Chancery Gastro Pub on Bromley Road, where bus routes to both Bromley and Beckenham are available. The popular shops by the Park Langley roundabout are just under a mile away with entrances to Kelsey Park situated along Wickham Road. Beckenham High Street is less than half a mile away providing a good range of shops, restaurants and other amenities together with Beckenham Junction Station offering trains to Victoria and The City as well as trams to Croydon and Wimbledon.



First Floor

Entrance Hall

2.83m x 0.93m (9'3 x 3'1) plus deep cupboard by front door, radiator, open to main hall

Cloakroom

white low level suite, wall tiling above corner wash basin, wood strip flooring, extractor fan

Main Hall

3.89m max x 3.02m max (12'9 x 9'11) two large built-in cupboards providing excellent storage

Living Room

5.35m max x 5.06m max (17'7 x 16'7) providing ample space for dining table, sofas and possible study space, two radiators, double glazed window to rear plus further double glazed bay window with deep sill

Kitchen

2.82m x 2.34m (9'3 x 7'8) range of base cupboards and drawers plus integrated dishwasher and washing machine beneath work surfaces, inset single drainer sink with mixer tap, cooker hood above AEG touch control Induction hob with electric oven beneath, wall tiling, eye level cupboards including cupboard concealing Worcester wall mounted gas boiler, space for upright fridge/freezer, radiator, double glazed window to side

Bedroom 1

4.75m max x 2.62m max (15'7 x 8'7) includes built-in double wardrobe with shelves to one side, wood finish flooring, radiator beneath double glazed window to front

Bedroom 2

3.76m max x 2.64m (12'4 x 8'8) includes large built-in double wardrobe with mirrored sliding doors, wood finish flooring, radiator beneath double glazed square bay window to front with deep sill

Bathroom

2.06m x 1.74m (6'9 x 5'9) white bath with mixer tap and shower attachment plus fixed shower and folding screen over, pedestal wash basin with mixer tap, low level wc, wall tiling, chrome heated towel rail, tiled floor, downlights and extractor

Outside

Garage

to rear (2nd garage in as you turn left off driveway)

Communal Gardens

Additional Information

Lease

125 years from 25 March 1994

Ground Rent

£50 per annum - to be confirmed

Maintenance

circa £1,900 for the current year plus contribution of £1,600 per annum to sinking fund for pending works, expected to reduce mid-2025 - to be confirmed

Council Tax

London Borough of Bromley - Band D

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

