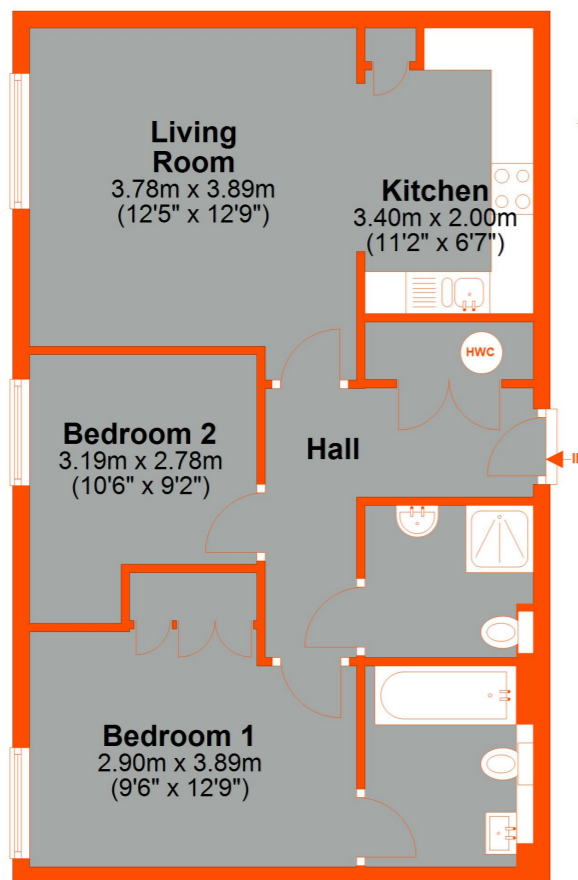


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		77	83
		EU Directive 2002/91/EC	



### Fourth Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Beckenham Office - 020 8650 2000

105 Lait House 1 Albemarle Road, Beckenham, Kent BR3 5LP  
**£325,000 Leasehold**

- Two bedrooms
- 12'9" x 12'5" living room
- Air recirculating system
- Modern fitted en-suite bathroom & separate shower room
- Modern fitted kitchen with appliances
- Lift access
- Double glazing & electric heating
- Secure in block allocated parking

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 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](http://www.proctors.london)



## 105 Lait House 1 Albemarle Road, Beckenham, Kent BR3 5LP

This 'light and airy' two bedroom apartment is situated on the fourth floor of this popular former office development that occupies a fantastic central location close to the Junction of Albemarle Road and the High Street with its array of amenities. The living room is open to the Kitchen that is fitted with a range of high gloss white units with integral appliances. The main bedroom has a spacious en-suite bathroom which like the shower room has a modern white suite, both the living room and main bedroom have a lovely leafy outlook. There is a security entryphone handset, lift service and secure allocated parking space, we recommend those wishing to live on the doorstep of the High Street view without delay

### Location

Wonderfully central location overlooking Beckenham Green, Beckenham Junction Station (Victoria) tram to Croydon and Wimbledon, start of the High Street with its bars, restaurants, shopping, cinema, gyms, yogo studios and Spa Leisure Center. Beckenham Place Park and Kelsey Park are both within a mile, schools are available to all ages within walking distance



### Ground Floor

#### Communal Entrance

stairs and lift to

#### Fourth Floor

#### Communal Landing

front door to

#### Entrance Hall

built-in cupboard housing mega flow hot water cylinder with shelving over, wood laminate flooring, spotlights

#### Living Room

3.78m x 3.89m (12' 5" x 12' 9") double glazed windows to rear with leafy view, wooden fireplace surround, wood laminate flooring, electric heating, spotlights, open plan to

#### Kitchen

3.40m x 2.00m (11' 2" x 6' 7") fitted with a range of modern high gloss white units comprising inset stainless steel single drainer one and a half bowl sink with mixer tap and cupboard under, work surface to three walls with cupboards and drawers under, built-in stainless steel electric oven and 4 ring hob with stainless steel extractor funnel over, built-in Bosch

washing machine, dishwasher and fridge/freezer, eye level cupboards to three walls with concealed lighting, tiling to three walls, slate flooring, spotlights

#### Bedroom 1

2.90m x 3.89m (9' 6" x 12' 9") double glazed windows to rear with leafy view, fitted wardrobes to one wall with hanging space and shelving over, wall mounted electric heater, wood laminate flooring, door to

#### En-Suite Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, toilet with concealed cistern, shelf, wall mirror, spotlights, extractor fan, heated chrome towel rail, ceramic tiled floor, tiling to three walls

#### Bedroom 2

3.19m x 2.78m (10' 6" x 9' 1") double glazed windows to rear, wall mounted electric heater, wood laminate flooring

#### Shower Room

fitted with a white suite comprising shower cubicle, pedestal wash basin with mixer tap, toilet, wall mirror, tiling to two walls, extractor fan, spotlights, ceramic

tiled floor

### Outside

#### Garden

use of communal rooftop gardens

#### Parking

remote gated access to purchased car parking space 27, undercover and secure

### Lease Details

#### Lease

vendor has confirmed there are 103 years remaining on the lease

#### Maintenance

the vendor has confirmed the maintenance is £3,844.64 per annum

#### Ground Rent

the vendor has confirmed the ground rent is £255 per annum

#### Council Tax

Band D

