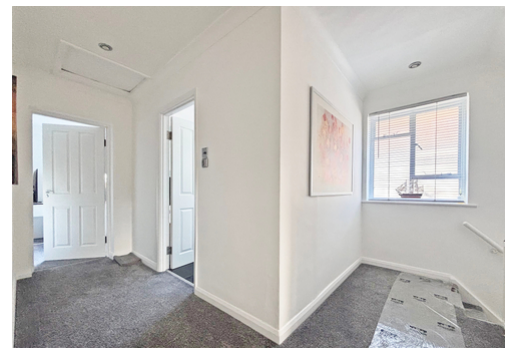


St Michael's Court Foxgrove Road, Beckenham BR3 5DA

With recent refurbishment including redecorating all rooms and new carpets, among other works, a wonderfully spacious first floor maisonette in sought after position to access central Beckenham and the beautiful Beckenham Place Park. Offered for sale via our PARK LANGLEY OFFICE with particularly generous main rooms arranged off the spacious hall, accessed via stairs from private ground floor entrance. Recently improved fitted kitchen/breakfast room and 7.13m max x 3.95m max (23'5 x 13'0) living room having dining area to far end with plenty of natural light from bay window. TWO LARGE DOUBLE BEDROOMS and well presented bathroom with bath and separate shower. With GARAGE and PRIVATE GARDEN offering potential for a buyer to optimise this outside space for their own enjoyment, this could be ideal for applicants downsizing or as a good alternative to a house.

Location

Driveway access from Foxgrove Road whilst the property fronts the unmade section of Westgate Road, which leads to entrances to Beckenham Place Park (96 Hectares) with 285 metre lake offering pre-booked swimming and paddle boarding sessions. Local shops are available at Oakhill Parade along with The Chancery gastro-pub. Regular bus services run along Bromley Road to Bromley town centre and Beckenham High Street, only half a mile away. Beckenham Junction station provides trains to Victoria and The City as well as trams to Croydon and Wimbledon. Ravensbourne station is about half a mile away and New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham.



Ground Floor

Entrance

Private door to side of building with path from parking/garage area and garden, stairs to first floor

First Floor

Hall

4.09m max x 3.26 max (13'5 x 10'8) L-shaped with window to side, downlights, radiator, trap to loft (outside the demise of the property)

Living Room

7.13m max x 3.95m max (23'5 x 13'0) two radiators, arranged with ample space for DINING AREA to far end by wide bay window

Kitchen/Breakfast Room

4.2m max x 3.12m max (13'9 x 10'3) base cupboards wine rack and drawers plus space for dishwasher and washing machine beneath work surfaces including breakfast bar with radiator beneath, inset 1½ bowl single drainer stainless steel sink with mixer tap, wall tiling, eye level units, integrated fridge/freezer and tumble dryer, stainless steel extractor hood above Baumatic range with electric oven and five ring gas hob, concealed wall mounted Ariston gas boiler, tiled floor, square bay with double glazed window overlooking garden



Bedroom 1

4.57m x 3.13m plus recess by door (15'0 x 10'3) radiator, double glazed window facing garden

Bedroom 2

3.25m x 2.96m (10'8 x 9'9) radiator, window to front

Bathroom

2.7m x 1.93m (8'10 x 6'4) white panelled bath with mixer tap and shower attachment, separate large shower cubicle with hinged door, low level w.c., pedestal wash basin with mixer tap, tiled walls, radiator, tiled floor, windows to side

Outside

Private Garden

about 10.8m x 7.4m (35ft x 24ft) beyond path from garages with lawn and decking

Garage

with up and over door, accessed via Foxgrove Road. Additional parking spaces have been created beside the garages

Additional Information

Lease

132 Years from 25 December 1960 (Previously extended by 33 years on 29 April 2003, so expires 25 Dec 2092) Vendor has been offered terms to EXTEND THE LEASE BY 90 YEARS and intends to put this in place for the buyer on completion



Maintenance

Shared with ground floor maisonette on an as-and-when basis - To Be Confirmed

Ground Rent

£15 per annum

Agents Note

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

Council Tax

London Borough of Bromley - Band D
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage