



£400,000  
Daniel Court  
BR3

CURRAN & PINNER

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# Daniel Court

BR3

- 2 Double Bedroom / 2 Bathrooms
- Garage
- Private Balcony
- Communal Garden
- Leasehold







A rare opportunity to purchase a superbly presented spacious 2 Double Bedroom, 2 Bathroom apartment with balcony in the heart of Beckenham. Brackley Road is a peaceful tree lined residential area and being in close proximity of the vibrant town centre of Beckenham offering extensive variety of shopping, dining and leisure facilities.

This purpose built flat is located on the second floor and offered to the market in very good decorative order with NO ONWARD CHAIN and an unexpired lease term in excess of 983 years.

For those with a need to commute, the property is just a short stroll from New Beckenham & Beckenham Junction Railway Station offering regular services into the West End and The City via London Victoria and Blackfriars.

In our opinion this property is ideally suited to the first time buyer or those who work from home or who may be looking to downsize, given the volume of living space on offer.

The inner entrance hall to the property incorporates 2 storage / cloak cupboards and leads directly to the internal accommodation which flows beautifully throughout. The light filled 16'3 x 10'11 Lounge offers plenty of living space with a secluded private balcony accessed via patio doors, giving delightful views over the well-maintained communal gardens and treetops.

The large fitted Kitchen features matching wall and base units plus partial integrated appliances, the family contemporary bathroom is partially tiled. The main Double Bedroom is of above average proportions and includes fitted wardrobes and cupboards plus en suite shower, the second Bedroom also incorporates a wardrobe.

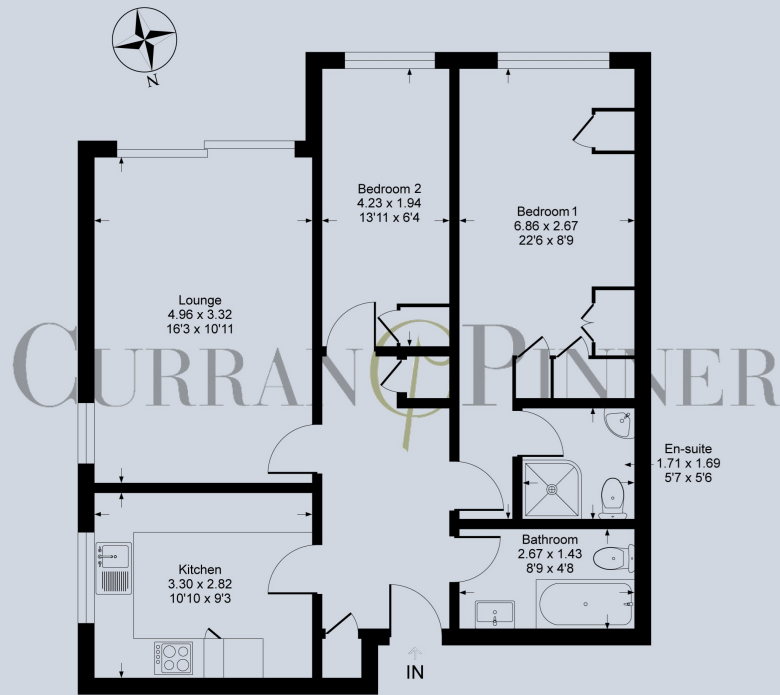
The property has been maintained to a very good standard by the current owner and is presented and decorated in neutral themes. Externally, the property features communal gardens surrounded by mature shrubs, garage en bloc and residents parking.

Further benefits included double glazing, gas central heating and secured entry phone system.

“Agents Comment” The location is so convenient for shopping and transport and when you consider the property comes with a lengthy lease, garage, balcony and is presented in this condition, there is very little else that remains unticked on the list of requirements, the majority of buyers will have.

Tenure: Leasehold Lease Length: 983 years Service Charge: £1,080.00pa Ground Rent: £0.00pa Council Tax Band: E





69 Square Metres  
738 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lounge 3.32m x 4.96m (10' 11" x 16' 3")  
Kitchen 2.82m x 3.30m (9' 3" x 10' 10")  
Bedroom 1 2.67m x 6.86m (8' 9" x 22' 6")  
En Suite 1.69m x 1.71m (5' 7" x 5' 7")  
Bedroom 2 1.94m x 4.23m (6' 4" x 13' 11")  
Bathroom 1.43m x 2.67m (4' 8" x 8' 9")



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