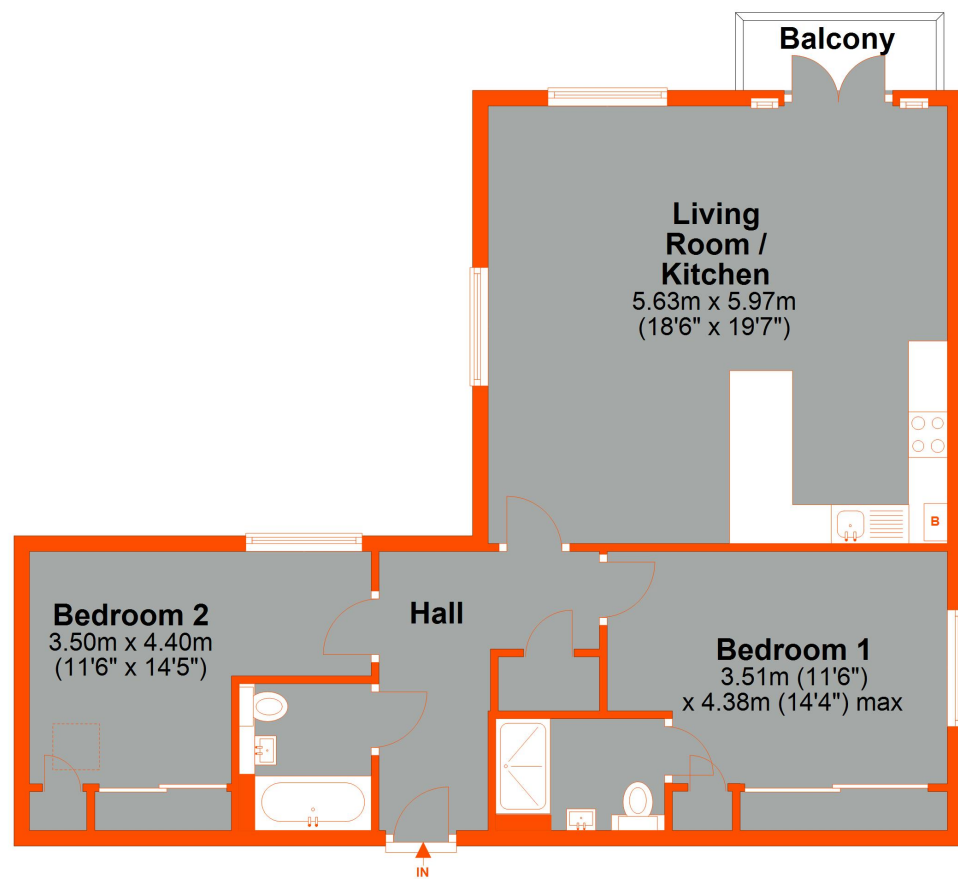


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 sq. feet)

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

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

6 L'Ancrese Villas, Hayne Road, Beckenham, Kent BR3 4HY

Offers in Excess of £500,000 Share of Freehold

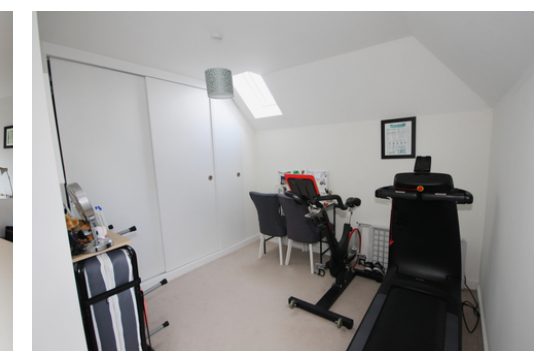
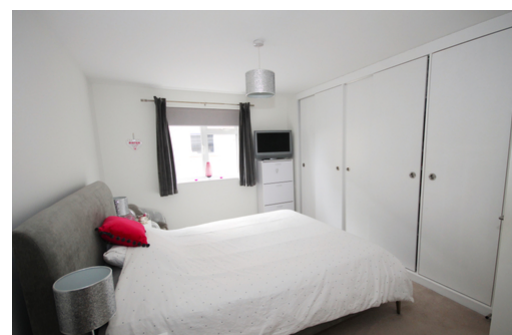
- Two bedrooms
- Superb bathroom with white suite
- Double glazing & underfloor heating
- Close to Beckenham Place & Kelsey Parks
- Stylish en-suite shower room
- Allocated parking
- 18'6" x 19'7" living room/kitchen
- Balance of CRL build warranty

6 L'Anresse Villas, Hayne Road, Beckenham, Kent BR3 4HY

This fantastic two double bedroom balcony apartment offers bright spacious accommodation and is situated on the top floor and to the rear of this attractive 2018 development with a 'leafy' outlook over gardens and trees, finished to a high specification throughout including a fantastic kitchen fitted with high gloss grey units and stone worktops along with integrated Bosch appliances which is open plan to the living area. The master bedroom has a range of fitted wardrobes to one wall and a stylish en-suite shower room with white suite, there is also a good size second bedroom and a superb bathroom with white suite and security entry system. We strongly recommend a viewing of this exceptionally well presented apartment that has a 'share of freehold'

Location

Superb central location, convenient for Beckenham High Street which is approximately 0.4 of a mile distance with Beckenham Junction station (Victoria/Blackfriars) and tramlink to Croydon/Wimbledon. Clock House station (London Bridge/Waterloo/ Charing Cross/Cannon Street and DLR connection at Lewisham) is 0.4 of a mile away with The Spa leisure centre en route. The 352 bus service operates along Blakeney Road, there are schools and parks available within the vicinity. The beautiful Kelsey Park and Beckenham Place Park with its swimming lake, woodland walks and gardens are both close by.



Ground Floor

Communal Entrance

stairs to

Top/Second Floor

Entrance

own entrance door to

Entrance Hall

built-in storage cupboard, engineered wooden flooring with underfloor heating

Living Room/Kitchen

5.63m x 5.97m (18' 6" x 19' 7") a bright and spacious room with double glazed windows to side and rear along with double glazed double doors to the balcony

KITCHEN - fitted with a range of high gloss handle-less kitchen units comprising inset sink with mixer tap and cupboards under, stone composite working surface to three walls with cupboards and drawers under, built-in Bosch stainless steel oven, induction hob and extractor fan over, integrated Bosch washing machine, dishwasher, fridge and freezer, eye level cupboards with concealed lighting to one wall, one housing the gas fired boiler for central heating and hot water,

engineered wooden flooring with underfloor heating

Bedroom 1

3.51m x 4.38m (11' 6" x 14' 4") double glazed windows to side, range of built-in wardrobes to one wall, underfloor heating, fitted carpets, door to

En-Suite Shower Room

fitted with an enclosed double shower cubicle with mixer tap and shower head, wall mounted wash basin with mixer tap, toilet with concealed cistern, ceramic tiled floor with underfloor heating, mirror with lighting, extractor fan, spotlights

Bedroom 2

3.50m x 4.40m (11' 6" x 14' 5") double glazed windows to rear, double glazed velux window to side, range of built-in wardrobes to one wall, underfloor heating, fitted carpets

Bathroom

fitted with a white suite comprising panelled bath with mixer tap and shower over, wall mounted wash basin with mixer tap, toilet, underfloor heating, extractor fan, ceramic tiled floor, spotlights, extractor fan

Outside

Garden

communal gardens to rear

Parking

allocated parking space to front

Lease Details

Lease

the lease is for a term of 125 years from 2018, this property comes with a share of freehold

Maintenance

we are advised by the vendor the maintenance charge for the current year is £1863 but that does include a reserve buffer

Ground Rent

we are advised by the vendor the ground rent is nil

Council Tax

Band D