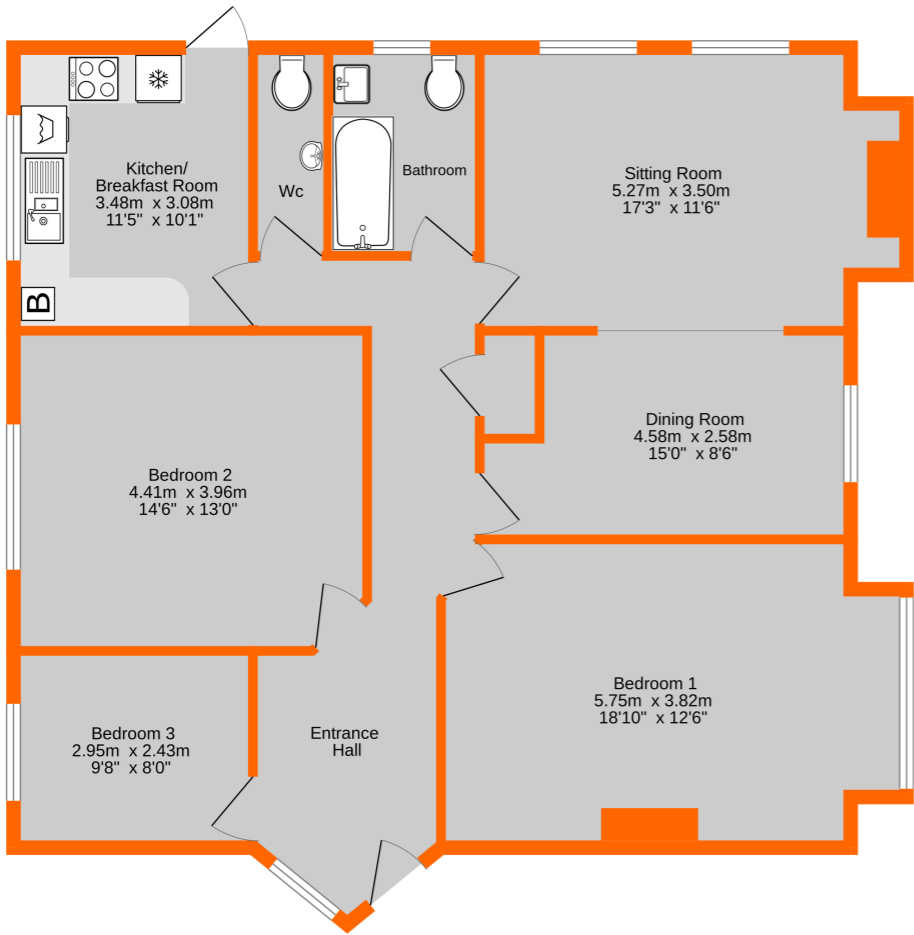


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor Flat  
106.1 sq.m. (1142 sq.ft.) approx.



TOTAL FLOOR AREA : 106.1 sq.m. (1142 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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 fee 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)



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

10 Raleigh Court, 21a The Avenue, Beckenham, Kent BR3 5DL  
**£600,000 Leasehold**

- Characterful ground floor apartment
- Three bedrooms
- Two receptions
- Garage & parking
- Brand new re-modelled bathroom & cloakroom
- Chain Free
- Gas central heating & double glazed
- Beautiful communal gardens

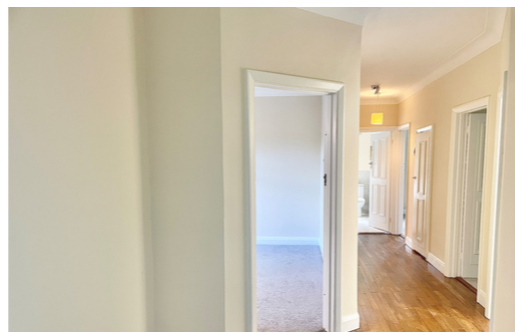
[www.proctors.london](http://www.proctors.london)

## 10 Raleigh Court, 21a The Avenue, Beckenham, Kent BR3 5DL

Raleigh Court is in a unique 'horseshoe' shaped development of ten apartments, set amongst lovely, mature communal gardens. This ground floor property has a lovely outlook over the gardens, feeling more like a house this period apartment offers spacious well presented and adaptable accommodation with modern benefits including renewed long lease, gas central heating and double glazing as well as a brand new contemporary bathroom and cloakroom, stripped wooden floor, together with brand new carpets, security entry system and a garage.. There is a fitted kitchen large enough to breakfast in as well as lovely bright sitting area with adjacent dining room overlooking gardens.

### Location

Occupying a highly desirable central location on a popular tree-lined road only a few hundred metres from central Beckenham with its High Street shops, coffee shops, bars & restaurants, sports and leisure facilities together with Beckenham Junction Station (Victoria and London Bridge) together with tramlink to Croydon and Wimbledon. There are numerous parks within the vicinity including Kelsey and Beckenham Place Park's, various gyms and cinema and the area is well served by schools for all ages.



### Ground Floor

#### Communal Entrance Hall

original oak front door to

#### Reception Hall

original oak stripped wooden floor, leaded light opaque glass window to rear, coved cornice, built-in storage cupboard

#### Living Room

5.27m x 3.50m (17' 3" x 11' 6") SITTING AREA - windows to side, overlooking well maintained communal gardens, coved cornice, three wall light points, open to:

4.58m x 2.58m (15' 0" x 8' 6") DINING AREA - windows to front, separate door from hall, these two rooms could be separated if so desired

#### Kitchen/Breakfast Room

3.48m x 3.08m (11' 5" x 10' 1") range of units comprising base and wall cupboards, worktops, inset one and a half bowl sink unit with mixer tap, localised tiling, replaced wall mounted Worcester combination boiler (installed 2017), cooker space, plumbing and space for washing machine, fridge/freezer cupboard, window to side, glazed door to

#### Open Rear Lobby

tiled floor

### Bedroom 1

5.75m x 3.82m (18' 10" x 12' 6") windows to front, coved cornice

### Bedroom 2

4.41m x 3.96m (14' 6" x 13' 0") windows to rear, coved cornice

### Bedroom 3

2.95m x 2.43m (9' 8" x 8' 0") windows to rear, picture rail

### Re-modelled Brand New Bathroom

white suite of panelled bath with mixer tap and independent shower over, glazed screen, wash basin with mixer tap with cupboard below, toilet, window to side, tiled floor and walls, coved cornice, downlights

### Brand New Cloakroom

fully tiled walls and floor, toilet, wall mounted wash basin with mixer tap

### Outside

### Communal Gardens

well maintained communal gardens

### Parking

visitor parking within the development

### Garage

single garage en-bloc, up and over door, located at the rear of the development

### Lease Details

#### Lease

999 years from 01/01/2016 - 990 year remaining

#### Service Charge

£2400 per annum to include building insurance, water rates, external and internal maintenance and cleaning of communal areas, gardens and garages

#### Ground Rent

to be confirmed

#### Additional Information

Council Tax  
London Borough of Bromley - Band D  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)