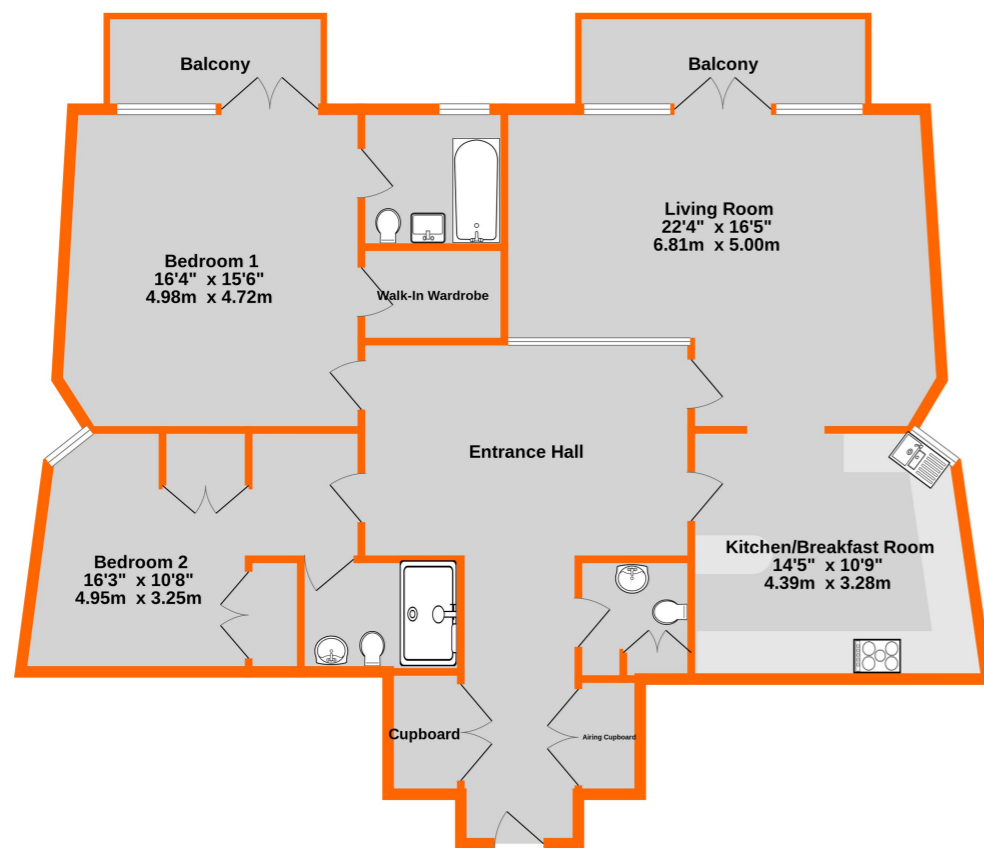


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

FIRST FLOOR
 1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 5, 4 Creswell Drive, Langley Waterside, Beckenham, Kent BR3 3FW
£600,000 Leasehold

- Particularly spacious apartment
- Outstanding views over lake
- Re-fitted kitchen/breakfast room
- Generous en suites to both bedrooms
- Two balconies with sunny aspect
- Spacious open plan living room
- Main bedroom with walk-in wardrobe
- Gated access with 24 hour security

Flat 5, 4 Creswell Drive, Langley Waterside, Beckenham, Kent BR3

3FW

Fabulous first floor apartment, updated and improved by the current owners, with probably the best views of the beautiful lake to the rear, bordered by a nature reserve. Situated in the centre of the building, this particularly spacious property is part of an exclusive block of larger apartments and has two balconies enjoying the delightful views with south westerly aspect. The large kitchen/breakfast room, accessed from the hall and generous living room, includes integrated appliances and the entrance hall offers excellent storage with a separate guest cloakroom. The block and development are extremely well maintained and there is a security lodge by the gated entrance, manned 24 hours a day.

Location

Situated in the prestigious Langley Waterside development and approached from South Eden Park Road via a gated entrance with security lodge manned 24 hours a day. This property is well located for local shops by Eden Park station or by the Park Langley roundabout on Wickham Road. West Wickham and Beckenham town centres are about a mile away with access to London from Eden Park station with trains to London Bridge, Waterloo, Charing Cross and Cannon Street with DLR connection at Lewisham.



First Floor

Impressive Entrance Hall

7.82m max x 1.82m widening to 5.13m max (25'8 x 6'0 to 16'10) large double cupboard 1.90m x 1.10m (6'3 x 3'8) with shelving and light, deep double airing cupboard with Megaflo hot water cylinder, slatted shelves and light, covered radiator, video entryphone

Cloakroom

1.88m x 1.78m (6'2 x 5'10) low level wc, pedestal wash basin with mixer tap, wall tiling, chrome heated towel rail, fitted cupboards, tiled floor, downlights, extractor fan

Kitchen/Breakfast Room

4.39m x 3.28m (14'5 x 10'9) base cupboards and drawers plus pull out bin unit, integrated washer/dryer, dishwasher and second freezer beneath work surfaces, 1½ bowl single drainer stainless steel sink with mixer tap, extractor hood above induction hob, built-in AEG combination microwave and two electric ovens, upright fridge/freezer, matching peninsular breakfast bar, wall tiling, eye level units including display cabinets and double cupboard concealing gas boiler, radiator, tiled floor, double glazed window to rear

Fabulous Living Room

6.81m max x 5.00m max (22'4 x 16'5) outstanding views over lake with ample space for dining area, two covered radiators, downlights, opening to kitchen, full height double glazed windows beside double doors to main balcony

Main Balcony

4.57m x 1.45m (15'0 x 4'9) enjoys south westerly aspect, views over lake with fountain, renewed decking, outside light

Bedroom 1

4.98m x 4.72m (16'4 x 15'6) spacious with WALK-IN WARDROBE 2.26m x 1.47m (7'5 x 4'10) providing ample hanging and shelf space above, bedroom has two covered radiators, full height double glazed windows and doors to second balcony

En suite Bathroom

2.21m x 2.16m (7'3 x 7'1) re-modelled with bath having mixer tap and shower attachment with hinged screen over, wash basin with mixer tap having cupboard beneath, low level wc, chrome heated towel rail, wall tiling, shaver point, wall cupboards, downlights, extractor fan, double glazed window to rear

Second Balcony

3.35m x 1.45m (11'0 x 4'9) again with views over lake and south westerly aspect, renewed decking, outside light

Bedroom 2

4.95m max x 3.25m max (16'3 x 10'8) to include built-in double wardrobe and recess by door, downlights, radiator beneath double glazed window to rear overlooking communal grounds

Second En Suite

2.49m x 1.78m (8'2 x 5'10) re-modelled with large tiled double length shower cubicle having fixed overhead shower plus hand shower with glazed sliding door, wash basin with mixer tap having cupboard below, low level wc, chrome heated towel rail, wall tiling, shaver point, wall cupboard, downlights, extractor fan

Outside

Parking

allocated space in front of building opposite front door (3rd space on left) beneath timber frame

Communal Grounds

Langley Waterside has beautiful areas of communal grounds and pathways providing attractive walks including path encircling the lake at the rear of the building

Additional Information

Lease

999 years from April 2002 - to be confirmed

Ground Rent

currently £250 per annum - to be confirmed

Maintenance

Block Charges £4,475.76 for year plus £930.76 Insurance Charges (Half year 1 July to 31 December 2024 - £2,237.88 + £465.38)

Service Charge for Langley Park Development paid to Crabtree £2,284.94 for year + £250 Reserve Payment (Half year 1 July to 31 December £1,142.47 plus £125.01)

Council Tax

London Borough of Bromley - Band F

Agents Note

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

