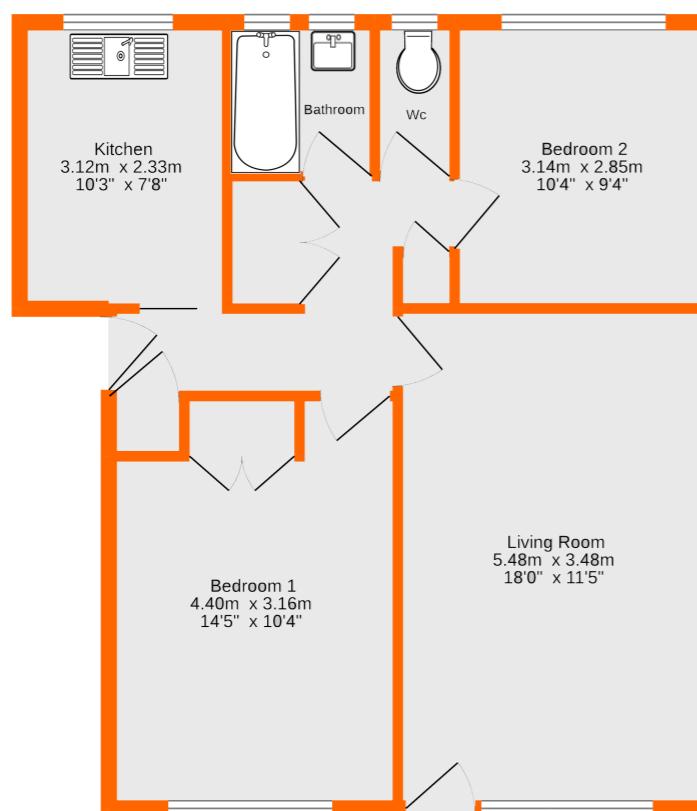


60.4 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA : 60.4 sq.m. (650 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.
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

32 Embassy Gardens, Beckenham, Kent BR3 1HF

£320,000 Leasehold

- Two double bedrooms
- Living room with door to gardens
- uPVC double glazing
- Fitted kitchen/breakfast room
- Bathroom & separate toilet
- Central location great for stations
- Gas central heating
- Garage & chain free

32 Embassy Gardens, Beckenham, Kent BR3 1HF

This chain free 'share of freehold' two double bedroom ground floor flat has direct access onto communal the gardens of this popular centrally located block, benefiting from uPVC double glazing and gas central heating, security entry system, this light and spacious flat is offered chain free for immediate occupation having been neutrally decorated throughout. There is a living room with door to gardens, fitted kitchen/breakfast room, there are also two double bedrooms, bathroom and separate toilet as well as ample storage cupboards and original parquet wood flooring and carpets. Outside there are well maintained communal gardens and a single garage en-bloc. We recommend a viewing of this property as it has great potential.

Location

Superb central location, conveniently located 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 and New Beckenham Stations (London Bridge/Waterloo/ Charing Cross/Cannon Street and DLR connection at Lewisham) is 0.5 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 including Cator, Beckenham Place and Kelsey Parks



Ground Floor

Communal Entrance Hall

Entrance door to

Entrance Hall

built-in coats cupboard, two further cupboards house renewed fuse box and gas meter, former double airing cupboard now houses wall mounted renewed Ideal gas combination boiler, entry system handset

Living Room

sealed unit double glazed replacement door and windows onto communal gardens, original solid block wooden floor, coved cornice

Kitchen

window to rear overlooking gardens, fitted with a range of units comprising base cupboards, drawers and wall cupboards, inset stainless steel single drainer sink with mixer tap, worktops (in need of some attention), tiled walls and floor (in need of some attention), integrated fridge/freezer, dishwasher, inset 4 ring ceramic hob with electric oven under and extractor hood over, plumbing and space for washing machine

Lease Details

Lease

vendor has confirmed share of freehold and the lease is 999 years from 2003

Ground Rent

vendor has confirmed the ground rent is nil

Bedroom 1

windows to front, built-in double wardrobe

Bedroom 2

windows to rear overlooking gardens

Bathroom

two windows to rear, fitted with a white suite comprising panel bath mixer tap and shower attachment, pedestal washbasin, partly tiled walls, tiled floor, extractor fan

Separate Toilet

window to rear, toilet, tiled floor

Outside

Communal Gardens

extensive maintained communal gardens front and rear

Garage

en-bloc to rear with up and over door, limited visitor parking available within the development on a first come first serve basis

Service Charge

vendor has confirmed the maintenance is £1,680 p/a - October 2025 to October 2026

Additional Information

Council Tax
 London Borough of Bromley - Band C
 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