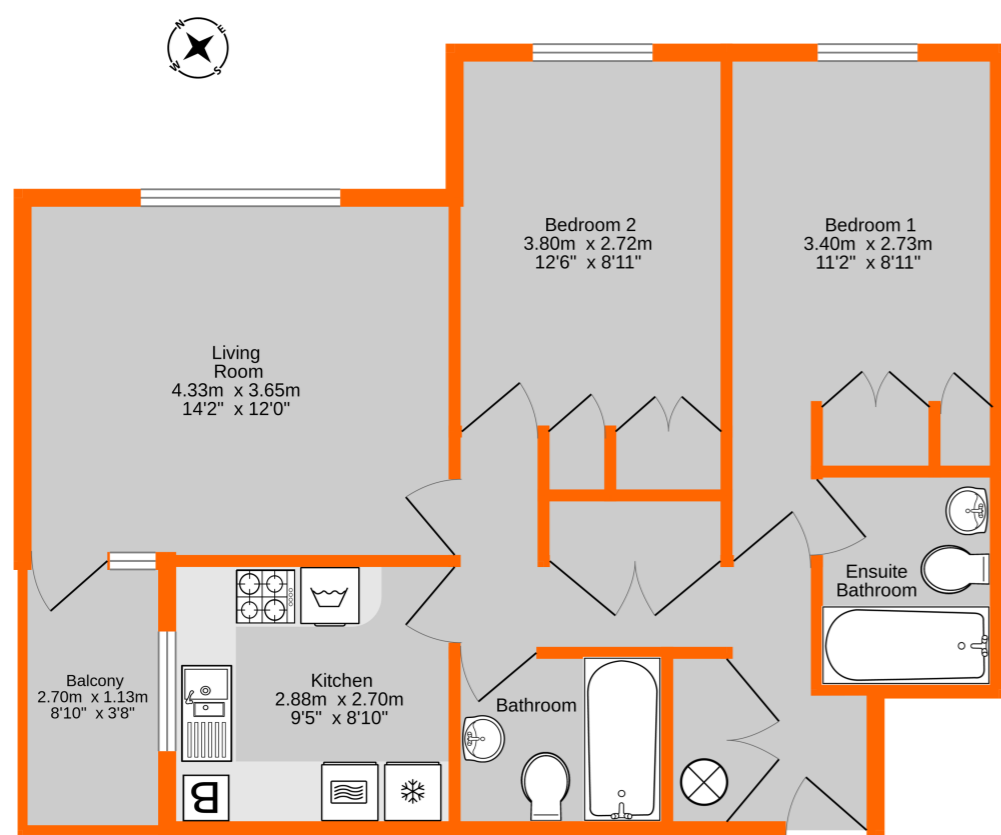


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**First Floor Flat**  
 64.4 sq.m. (694 sq.ft.) approx.



TOTAL FLOOR AREA : 64.4 sq.m. (694 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024

**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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

**Flat 6, 69 Albemarle Road, Beckenham, Kent BR3 5HW**  
**£375,000 Leasehold**

- First floor balcony flat
- Two double bedrooms
- Two bathrooms and lift service
- Superb re-fitted kitchen
- Central heating & double glazing
- Double aspect living room
- Garage en-bloc
- Well maintained communal gardens

## Flat 6, 69 Albemarle Road, Beckenham, Kent BR3 5HW

An opportunity has arisen to purchase this well presented two double bedroom, two bathroom first floor balcony flat that forms part of this popular, well located block close to the vibrant High Street. There is a spacious entrance hall with a double storage cupboard, 14'3" x 11'5" living room with delightful double aspect having windows to rear and door to the south west facing balcony, the kitchen has been re-fitted with a range of white units with integral appliances. The main bedroom has fitted wardrobes and an en-suite bathroom with white suite, there is also a 12'4" x 9' second bedroom, with fitted wardrobes, and a bathroom with white suite. We strongly recommend a viewing of this delightful property

### Location

Occupying a convenient location on Albemarle Road just 0.5 of a mile from the High Street with its fantastic range of shops, restaurants and bars. Beckenham Junction Railway Station with services to Charing Cross and London Bridge, DLR connection at Lewisham for Canary Wharf, there is also the Tramlink service to Croydon and Wimbledon. An entrance to the wonderful Beckenham Place Park in Westgate Road is 0.5 miles away.



### Ground Floor

#### Communal Entrance Hall

lift and stairs to

### First Floor

#### door leading to

#### Entrance Hall

entry phone handset, airing cupboard with shelving housing hot water tank, further double storage cupboard with hanging space, radiator, coved cornice

#### Living Room

4.33m x 3.65m (14' 2" x 12' 0") A lovely dual aspect room with double glazed windows to rear, double glazed door to front to balcony, wall lights, radiator, coved cornice

#### Balcony

tiled with westerly aspect to side and southerly to front

#### Refitted Kitchen

2.88m x 2.70m (9' 5" x 8' 10") Base and wall cupboards, drawers, ample worktops with a one and a half bowl sink unit with mixer tap, inset 4 ring gas hob with extractor over, separate oven, integrated fridge freezer and washing machine, part

tiled walls, window to side, cupboard housing renewed Worcester gas fired boiler and double glazed window to side

#### Bedroom 1

3.40m x 2.73m (11' 2" x 8' 11") double glazed window to rear, built-in wardrobes to one wall, radiator, coved cornice, door to

#### Re-modelled En-Suite Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, toilet, wall cabinet, radiator, extractor fan, part tiled walls and floor, coved cornice

#### Bedroom 2

3.80m x 2.72m (12' 6" x 8' 11") double glazed windows to rear, currently used as a dining room, built-in wardrobes to one wall, radiator, coved cornice

#### Remodelled Bathroom

re-fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and vanity unit under, toilet, wall cabinet, extractor fan, chrome heated towel rail, fully tiled walls and floor, coved cornice

### Outside

#### Communal Gardens

well maintained, laid to lawn with shrubs and trees

#### Garage

single garage en-bloc to the rear, 4th garage in from the left

### Lease Details

#### Lease

we are advised by the vendor that the lease is 99 years from 2010, 85 years remaining

#### Maintenance

the vendor has advised the maintenance for January to June 2024 (for 6 months) was £1061.36

#### Ground Rent

the vendor has advised the ground rent is currently £200 per annum payable on the 30th June

#### Agents Note

we understand that the terms of the lease do not allow pets

#### Council Tax

Band D

