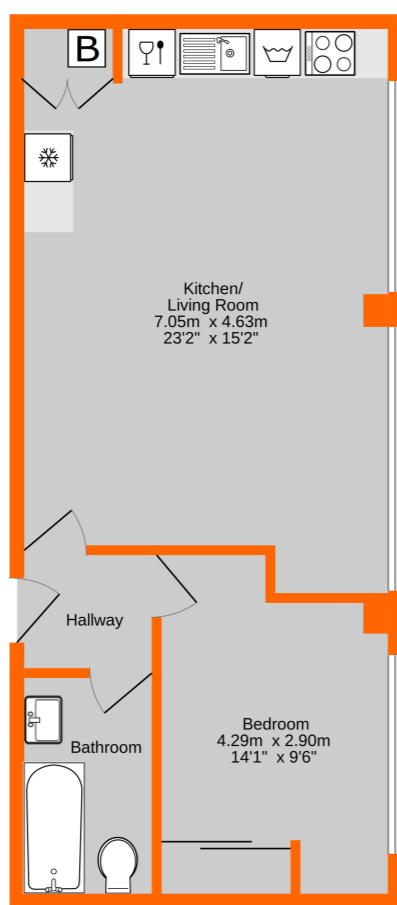


Third Floor Flat  
 49.5 sq.m. (533 sq.ft.) approx.

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>		
(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			
<b>England, Scotland &amp; Wales</b>		78	81

EU Directive 2002/91/EC



TOTAL FLOOR AREA : 49.5 sq.m. (533 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 30, 160 Croydon Road, Beckenham, Kent BR3 4FB

**£255,000 Leasehold**

- Quarter of a mile to Elmers End Station
- Open plan living room/kitchen
- Bedroom with built-in wardrobes
- Communal roof terrace and boilers
- Allocated secure gated parking
- Kitchen with integrated appliances
- Bathroom with white suite
- Third floor apartment with lift access

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)



## Flat 30, 160 Croydon Road, Beckenham, Kent BR3 4FB

A beautifully presented third floor apartment in an impressive block developed from the original commercial premises circa 2013. The spacious accommodation benefits from an open plan living room with kitchen to far end having integrated appliances. Engineered oak flooring is fitted throughout the property except for the bathroom, which has a tiled floor and white suite, and the bedroom has built-in wardrobes. The large windows to the living room and bedroom afford plenty of natural light and views, and the central heating for the block is served from multiple communal boilers. Electrically operated gates to front and rear secure the parking area, with this apartment having an allocated space and the building benefits from two lifts to all floors accessed from the impressive communal entrance lobby.

### Location

Ideally located for commuters with local shops and restaurants on the "door step" at Elmers End as well as bus routes to local town centres. Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



### Ground Floor

#### Entrance Hall

hardwood flooring, downlights, audio/visual entry system

#### Open Plan Kitchen/Living Room

7.05m x 4.63m (23' 2" x 15' 2") KITCHEN has base cupboards and drawers with matching eye level units, work surface with stainless steel upstand and matching splashback plus stainless steel extractor hood above touch control 4-ring ceramic hob with electric oven beneath, built-in Indesit washer/dryer, built-in Indesit dishwasher, integrated fridge/freezer, stainless steel sink and drainer unit with mixer tap, LED pelmet lighting, extractor fan, built-in cupboard with Caleffi inverter for heating and hot water, downlights, hardwood flooring extending to

LIVING AREA with ample space for dining table and sofa, downlights, radiator beneath double glazed window having views to side

### Double Bedroom

4.29m x 2.90m (14' 1" x 9' 6") to include large built-in wardrobe with sliding doors, hardwood flooring, double glazed window, views to side

### Bathroom

white panelled bath, wall mounted taps and shower attachment, low level wc with concealed cistern and wash basin with mixer tap having deep drawer beneath, mirror fronted cabinet above with shaver point, tiled walls, heated towel rail, ceramic floor tiling, downlights, extractor fan

### Outside

#### Parking

allocated space behind secure gates (numbered for this flat) situated shortly before exit to car park on left. From the car park there is another entrance to the block, for ease of access

### Additional Information

#### Lease

125 years from 2014 - to be confirmed



### Ground Rent

to be confirmed

### Maintenance

to be confirmed

### Council Tax

Band C

### Agents Note

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

