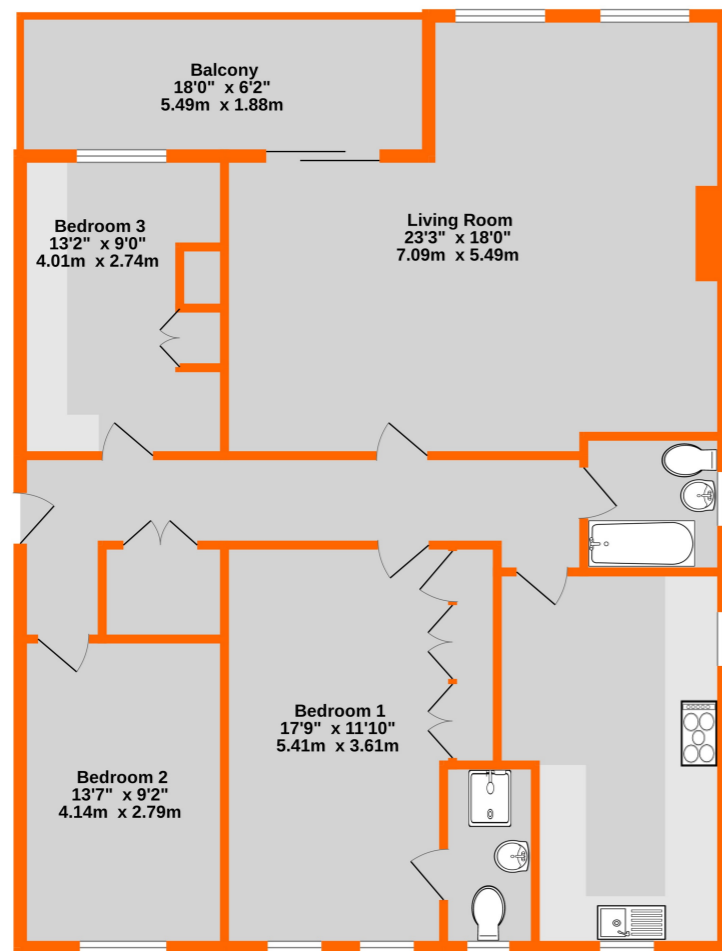




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	80
		EU Directive 2002/91/EC	

TOP FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

8 Claire Court, Kelsey Park Avenue, Beckenham BR3 6ND Offers in Excess of £650,000 Leasehold

- Impressive PENTHOUSE apartment
- Fitted kitchen with appliances
- Three generous double bedrooms
- Tranquil location on a private road
- Large balcony facing lake in Kelsey Park
- Very spacious 7m/23ft living room
- Modern bathroom and en suite
- Garage to rear and LIFT facility

8 Claire Court, Kelsey Park Avenue, Beckenham BR3 6ND

Contact our Park Langley office to view this TOP FLOOR PENTHOUSE situated on a private road, built by Premier Penthouses in 2003 providing spacious and well planned accommodation with a large covered balcony facing Kelsey Park, enjoying the best of the afternoon sunshine with westerly aspect. Lift access, sealed unit double glazing, attractive solid oak flooring and gas central heating. Three double bedrooms including generous main bedroom with fitted wardrobes and en suite shower room. Second bathroom off hall appointed to high standard, large living room with dining area and fitted kitchen with integrated appliances (as detailed). A superb property in a sought after location presented to a high standard throughout.

Location

Claire Court is situated on Kelsey Park Avenue, a private no-through road bordering the park and residents are eligible for a key to the private gate to the park a short distance away on the opposite side of the road. Beckenham town centre is approximately two thirds of a mile away providing a range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Popular local shops are available on Wickham Road by the Park Langley roundabout and bus services run along Wickham Road to Beckenham and Bromley.



Third/Top Floor

Entrance Hall

7.62m x 2.18m max (25'0 x 7'2) to include double airing cupboard housing Megaflo hot water cylinder and wall mounted Potterton boiler, video entryphone, radiator, loft hatch with ladder, solid oak floor with acoustic underlay

Kitchen/Breakfast Room

5.03m x 3.05m max (16'6 x 10'0) base cupboards and drawers including deep pan drawers plus integrated Bosch dishwasher beneath granite work surfaces incorporating drainer for 1½ bowl sink with mixer tap, matching breakfast bar and eye level units including display cabinets, Bosch cooker hood above stainless steel Bosch 5-ring gas hob, Bosch built-in microwave and Siemens electric double oven, UTILITY space to one end with granite work surface having space for washing machine and tumble dryer beneath, tall shelved cupboard and pull out larder unit beside space for American fridge/freezer with wine rack above, downlights, tiled floor, radiator, double glazed windows to side and rear

Large Living Room

7.09m max x 5.49m max (23'3 x 18'0) solid oak floor, three radiators, ample space for dining table, two double glazed windows to front and double glazed sliding patio doors to

Covered Balcony

5.49m x 1.88m (18'0 x 6'2) facing Kelsey Park with westerly aspect, decked floor, outside lights

Bedroom 1

5.41m x 3.61m max (17'9 x 11'10) includes range of fitted wardrobes, oak floor, radiator, two double glazed windows to rear

En Suite Shower Room

2.44m x 1.22m (8'0 x 4'0) large shower cubicle, low level wc, pedestal wash basin with mixer tap, bidet, tiled walls, shaver point, chrome heated towel rail, mirrored wall cabinet, downlights, extractor fan, tiled floor, double glazed window to rear

Bedroom 2

4.14m x 2.79m (13'7 x 9'2) oak floor, radiator, double glazed window to rear with deep sill

Bedroom 3/Study

4.01m x 2.74m (13'2 x 9'0) includes full length fitted desk with cupboards and drawers beneath plus extensive shelving, two large double cupboards, oak floor, radiator, double glazed window to front

Bathroom

1.88m x 1.83m (6'2 x 6'0) white shower bath having mixer tap and shower attachment with hinged screen over, low level wc, pedestal wash basin with mixer tap, tiled walls, shaver point, chrome heated towel rail, mirrored wall cabinet, downlights, extractor fan, tiled floor, double glazed window to side

Outside

Detached Garage

to rear of block siding onto gardens, with up and over door and pitched roof

Communal Gardens

to rear of building, neatly maintained with lawn and borders

Lease Details

Lease

125 years from December 2002

Ground Rent

currently £248.83 per annum

Maintenance

currently £200.51 monthly, about £2,406.12 per annum plus £756.49 for Building Insurance - to be confirmed

Agents Note

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

Additional Information

Council Tax

London Borough of Bromley - Band F