

8 Thurlston, 63 Albemarle Road, Beckenham, Kent BR3 5HW

What sets this flat apart from similar two bedrooms properties? A spacious entrance hall to start with, plus excellent storage with two good size cupboards. The kitchen, although dated, is well kept, and has plenty of space for a breakfast table and chairs. The living room has well defined dining and sitting areas, with the latter accessing the private sunny south facing balcony. The two double bedrooms both have fitted wardrobes with bedroom 1 offering an en suite bathroom, plus there is a further bathroom off the hall. The communal areas are well presented and the block has gardens to front and rear with tidy garage en-bloc behind the development.

Location

Thurlston is situated just beyond the turning into Westgate Road and is approximately half a mile from Beckenham High Street with an good range of shops, restaurants and other amenities. Beckenham Junction is at the end of Albemarle Road with trains to Victoria and The City as well as tram services to Croydon and Wimbledon. Local shops are available on Bromley Road at Oakhill Parade along with The Chancery "gastro" pub.



Second Floor

Spacious Entrance Hall

3.84m x 1.98m (12' 7" x 6' 6") wood finish floor, entryphone, radiator, downlights, trap to loft space, coat cupboard with locker cupboard above, storage cupboard with further locker cupboard above

Kitchen/Breakfast Room

3.71m x 3.49m (12' 2" x 11' 5") plus recess by door, wood fronted cabinets with base cupboards and drawers plus matching eye level units, work surfaces, inset 1½ bowl stainless steel sink and drainer with mixer tap, space for slot-in cooker (currently with Creda electric double oven and 4-ring hob), plumbing for washing machine, space for dryer, floorstanding Marathon combination boiler, space for fridge/freezer, fully tiled walls, double glazed windows to side

Living Room

5.97m x 3.46m (19' 7" x 11' 4") plus recess by door, radiator, double glazed window to side and double glazed sliding patio door to

Balcony

3.6m x 1.25m (11' 10" x 4' 1") enjoys sunny southerly aspect to front, floor tiling, wrought iron railings with glazed inserts

Bedroom 1

3.97m x 3.10m (13' 0" x 10' 2") plus recess by door beside en suite, to include pair of fitted double wardrobes with locker cupboards above recess for bed, bedside cabinet and display shelving, matching large dresser unit to opposite wall, radiator beneath double glazed window to front

En Suite Bathroom

2.17m max x 1.89m max (7' 1" x 6' 2") to include panelled bath with mixer tap and separate electric shower over, pedestal wash basin and low level wc, fully tiled walls, shaver point, extractor fan, tiled floor

Bedroom 2

3.97m max x 2.67m max (13' 0" x 8' 9") to include fitted triple wardrobe, radiator beneath double glazed window to front

Bathroom

3.09m x 1.55m (10' 2" x 5' 1") plus deep airing cupboard 1.26m x 1.12m (4' 2" x 3' 8") housing hot water cylinder, white tiled panelled bath with mixer tap and shower spray attachment plus glazed hinged screen, low level wc, pedestal wash basin, fully tiled walls, ceramic floor tiling, heated towel rail, downlights and extractor fan

Outside

Communal Gardens

to front and rear of block, mainly laid to lawn

Garage

en bloc to rear (4th from left)

Additional Information

Lease

125 years from 25 March 2018 - to be confirmed

Ground Rent

currently £300 per annum - to be confirmed

Maintenance

currently £1,980.20 per annum - to be confirmed

Agents Note

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

Council Tax

London Borough of Bromley - Band D
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