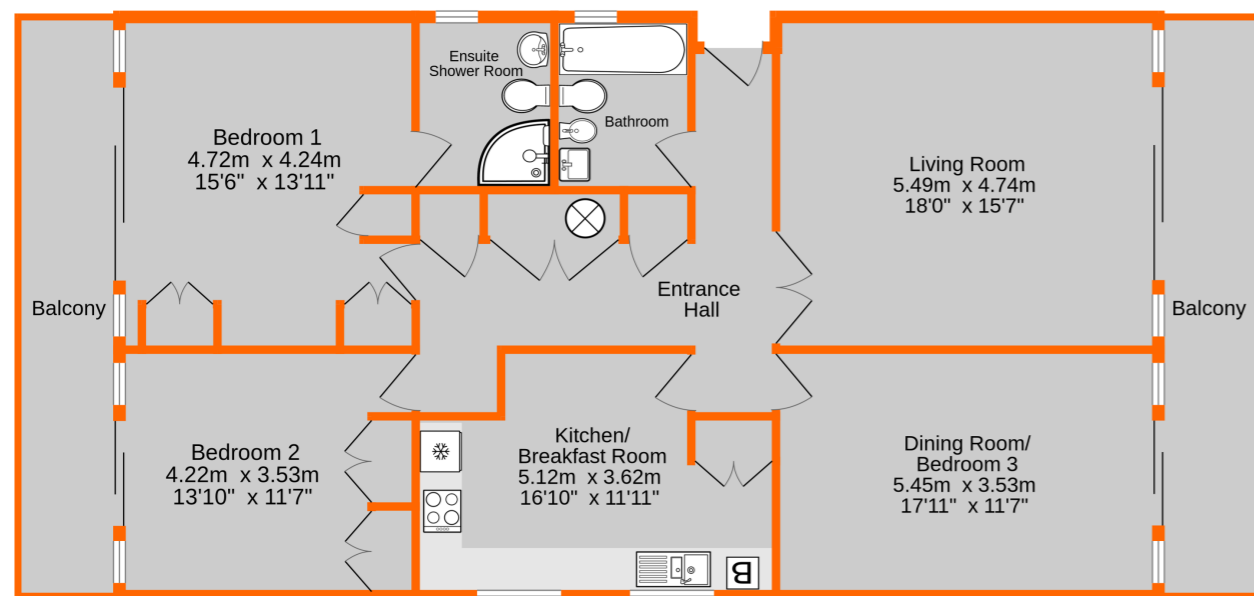


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4th Floor Flat
 122.5 sq.m. (1318 sq.ft.) approx.



TOTAL FLOOR AREA : 122.5 sq.m. (1318 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 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 Park Langley Office - 020 8658 5588

7 Aaron Court, Kelsey Park Avenue, Beckenham, Kent BR3 6UN

£785,000 Share of Freehold

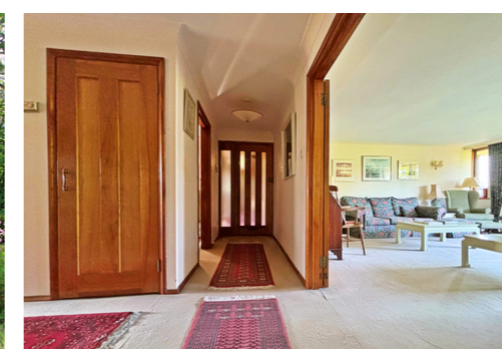
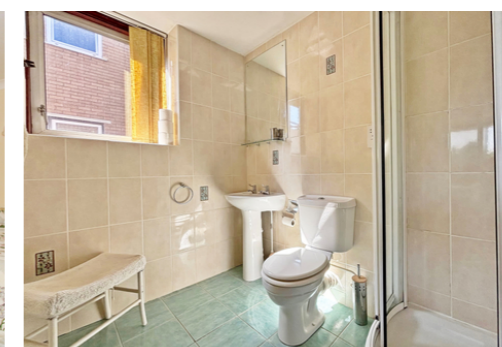
- Fabulous location with views to Kelsey Park
- Full width balconies to front and rear
- Kitchen/breakfast room with space for table
- Two double bedrooms with rear balcony
- Fourth floor apartment with lift access
- Large sitting room and dining room/bed 3
- Bathroom plus en suite to main bedroom
- Two spaces in ground floor garage parking

7 Aaron Court, Kelsey Park Avenue, Beckenham, Kent BR3 6UN

Wonderfully located apartment in prestigious block situated in a tranquil yet convenient private road with views and private key for gate to Kelsey Park giving lovely walks and easy access to central Beckenham. Property enjoys elevated (fourth floor) position, with LIFT ACCESS, making the most of the natural light and outlook from both balconies. Purchasers will wish to carry out work, similar to others in the block, investing in the enviable location to create an outstanding residence for enjoyment over many years with the benefit of a LONG LEASE and SHARE OF FREEHOLD. Spacious hall with ample cupboards and video entryphone, impressive living room and dining room/bedroom 3 with access to front balcony, large kitchen/breakfast room with ample space for table, two double bedrooms at rear with doors to second balcony overlooking communal gardens plus en suite shower room and second bathroom.

Location

Aaron Court is situated towards the far end of Kelsey Park Avenue, a private no-through road off Wickham Road bordering the park. Beckenham town centre is approximately two-thirds of a mile away providing a range of shops, restaurants and other amenities and the gate on Kelsey Park Avenue shortens the walk via Kelsey Park. 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.



Fourth Floor

Entrance Hall

5.23m max x 5.12m max (17'2 x 16'10) includes pair of large storage cupboards beside double airing cupboard with slatted shelves and hot water cylinder, video entryphone, skirting radiator

Impressive Living Room

5.49m x 4.74m (18'0 x 15'7) skirting radiators, double glazed windows and sliding patio door to FRONT BALCONY

Front Balcony

8.82m x 1.45m (28'11 x 4'9) facing Kelsey Park with tiled floor and outside light

Dining Room/Bedroom 3

5.45m x 3.53m (17'11 x 11'7) skirting radiators, double glazed windows and patio door to FRONT BALCONY

Kitchen/Breakfast Room

5.12m x 3.62m (16'10 x 11'11) drawers and base cupboards including double cupboards concealing space for washing machine and dishwasher beneath wood block work surfaces, inset 1½ bowl single drainer sink with mixer tap, built-in cooker hood above 4-ring ceramic hob with electric oven beneath, recessed upright fridge/freezer, tiled walls, eye level cupboards, wall unit concealing Baxi gas boiler, large full height double cupboard, radiator, double glazed windows to side

Bedroom 1

4.72m x 4.24m (15'6 x 13'11) includes fitted dressing table with mirror above having matching double wardrobe either side with high level cupboards above, skirting radiator, double glazed windows and patio door to Rear Balcony

En Suite Shower Room

2.38m x 1.67m (7'10 x 5'6) tiled corner shower with curved sliding doors, white low level wc, pedestal wash basin, tiled walls, heated towel rail, mirror and glazed shelf above basin, tiled floor, heated towel rail, double glazed window to side

Bedroom 2

4.22m x 3.53m (13'10 x 11'7) includes pair of fitted double wardrobes with high level cupboards above, skirting radiator, double glazed windows beside patio door to REAR BALCONY

Rear Balcony

8.84m x 1.43m (29'0 x 4'8) tiled floor, delightful outlook over communal gardens

Second Bathroom

2.39m x 1.66m (7'10 x 5'5) panelled bath with mixer tap and shower attachment having folding screen over, low level wc, bidet, pedestal wash basin, tiled walls, shaver point and hinged mirror above basin, skirting radiator, heated towel rail, double glazed window to side

Outside

Front Garden

driveway with borders, paved steps leading to front door and bin storage

Parking

two parking spaces in upper level car park accessed via roller shutter door to left of main entrance to the building

Communal Gardens

park-like grounds, laid to lawn with established borders and mature trees giving a wonderful outlook from rear balcony

Additional Information

Kelsey Park

the owner of this flat can obtain a key for the pedestrian gate to the park from Kelsey Park Avenue

Lease

999 years from 1 November 2010 with Share of Freehold - to be confirmed

Maintenance

currently £2,280 per annum - to be confirmed

Council Tax

London Borough of Bromley - Band G

Agents Note

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