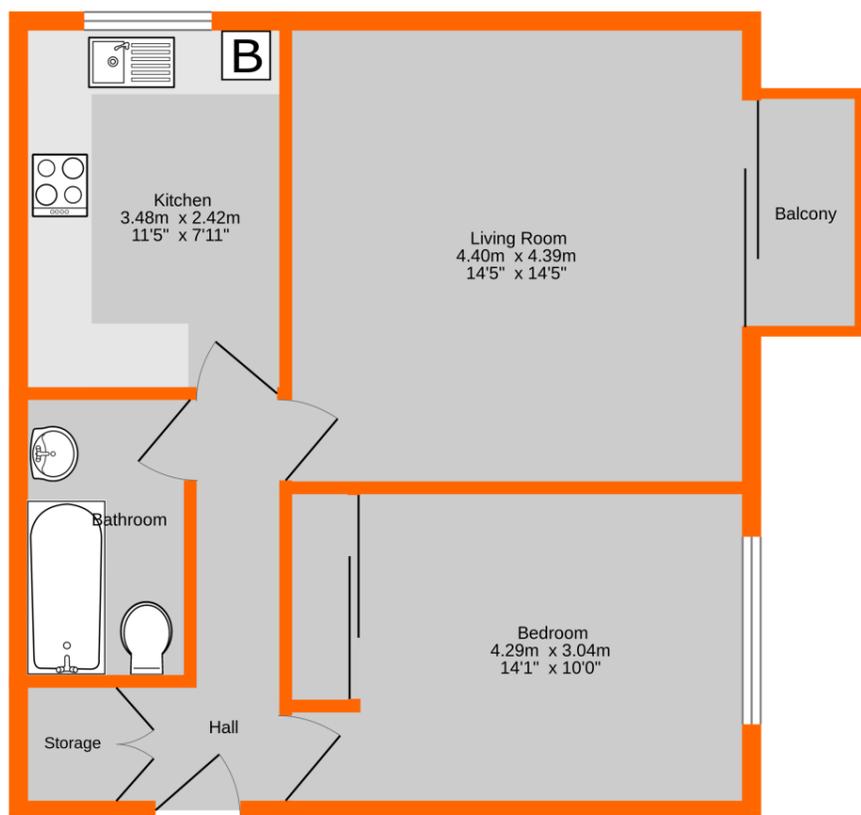


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Top Floor Flat**  
**51.9 sq.m. (559 sq.ft.) approx.**



TOTAL FLOOR AREA : 51.9 sq.m. (559 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2020

**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)



Viewing by appointment with our Beckenham Office - 020 8650 2000

**12 Lilac Court, 101 Albemarle Road, Beckenham, Kent BR3 5HP**  
**£285,000 Share of Freehold**

- South facing second floor apartment
- Chain free & security entry system
- Gas central heating & double glazing
- Garage & communal gardens
- Fitted kitchen/breakfast room
- One bedroom with wardrobes
- Living room with balcony
- Popular convenient location

## 12 Lilac Court, 101 Albemarle Road, Beckenham, Kent BR3 5HP

Located on the second floor of this small block 1980's block built by reputable local builder. South facing, so very bright and sunny the well presented and spacious accommodation offers a living room with glazed sliding doors onto a balcony ideal to make the most of the sun (when out) and ideal for a small table and chairs. There is enough space in the fitted kitchen to eat in and the good size bedroom has built-in wardrobes. Off the hallway is a large utility cupboard and bathroom with separate shower over the bath. Benefits include share of freehold, gas radiator central heating with a renewed boiler, sealed unit double glazed replacement windows, security entry system, share of freehold and a renewed lease, garage en-bloc and gardens

### Location

Situated near to the junction with Downsbridge Road, within 0.8 of a mile from Beckenham Junction Station (Victoria and Blackfriars) and Tramlink to Croydon and Wimbledon together with the High Street facilities including extensive shopping, bars, restaurants, gyms, cinema and coffee shops. Within that distance is Shortlands Village and Station (Victoria and Blackfriars). There are frequent bus services along the Bromley Road to Bromley. The area is well served by schools for all ages and local parks including Beckenham Place Park.



### Ground Floor

#### Communal Entrance Hall

stairs to

### Second Floor

#### Entrance door to

#### Entrance Hall

laminated floor, entry security handset, trap to loft, coved cornice, large built-in utility storage cupboard with power, plumbing for a washing machine, consumer unit

#### Living Room

virtually south facing, light spacious room, fitted carpet, glazed sliding doors to

#### Balcony

tiled floor, ideal for table and chairs

#### Kitchen/Breakfast Room

base, wall cupboards and drawers, worktops, tall cupboard housing renewed Ideal gas combination boiler, gas meter, inset stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, fridge/freezer, cooker space, extractor hood over, laminated floor, partly tiled walls, window to side,

downlighters

#### Bedroom

window to front, fitted carpet, built-in wardrobes with mirror fronted sliding doors

#### Bathroom

white suite of panel bath with separate shower over and glazed screen, pedestal wash basin, mirror over, toilet, fully tiled walls and floor, downlighters, shelved recess, shaver point, extractor fan

### Outside

#### Parking

visitor parking to front, private electric remote gated access to rear from Downsbridge Road

#### Garage

single garage en-bloc with up and over door, electric light

#### Communal Gardens

well maintained communal gardens

### Lease Details

#### Lease

the property has a share of freehold, the vendor has confirmed the lease is 999

years from 25th December 1986, 960 years remaining

#### Service Charge

vendor has confirmed the service charge is £116 pcm, £1392.00 per annum

#### Ground Rent

vendor has confirmed the ground rent is nil

#### Additional Information

Council Tax  
London Borough of Bromley - Band D  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)