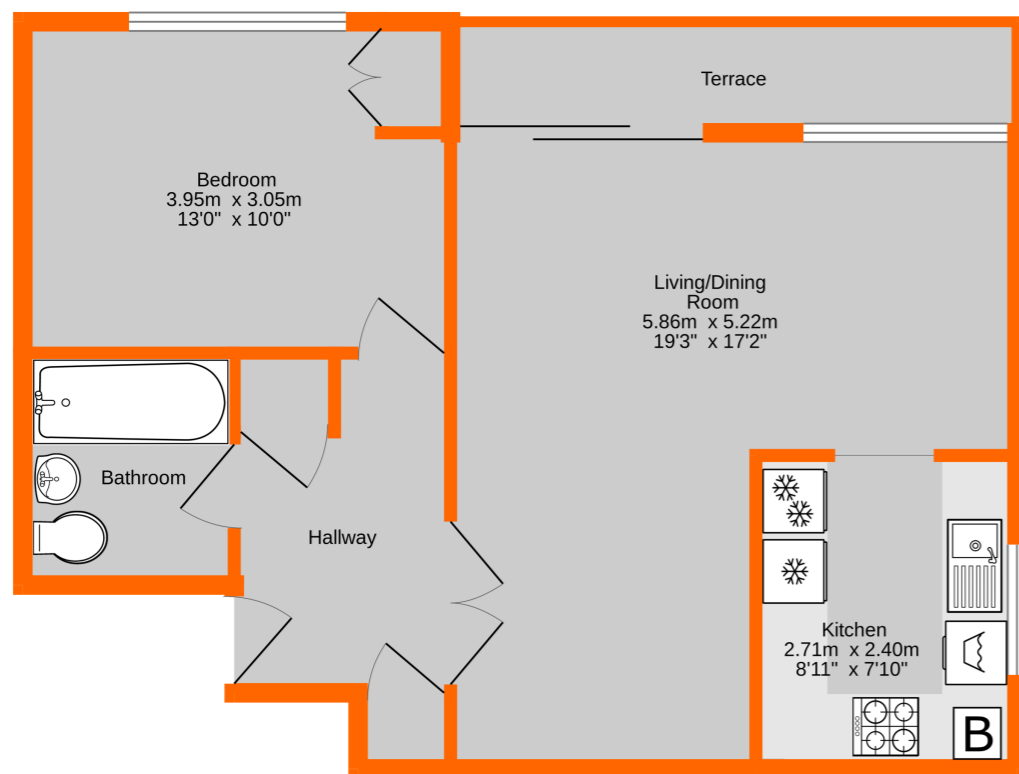


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		72	78
		EU Directive 2002/91/EC	

**Ground Floor Flat**  
 53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA : 53.7 sq.m. (578 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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

**1 Margaret Court 28 Albemarle Road, Beckenham, Kent BR3 5XW**  
**£340,000 Share of Freehold**

- Double bedroom
- Bathroom with white suite
- Wonderful 'L' shaped living/dining room
- Kitchen with appliances
- Central heating via a combination boiler
- uPVC double glazing
- Shared Freehold
- Superb location & garage

## 1 Margaret Court 28 Albemarle Road, Beckenham, Kent BR3 5XW

This beautifully presented one bedroom ground floor apartment offers larger than average accommodation and is situated to the front of this popular block that is well located for the High Street and will appeal to both first time buyers and downsizers. Benefiting from a superb 'L' shaped living/dining room with sliding door to a private terrace and a fantastic kitchen that has a range of modern units with integral appliances. There is a double bedroom with fitted wardrobes and a bathroom with white suite. There are well maintained communal gardens to the front and rear of the block. We strongly recommend a viewing of this spacious apartment.

### Location

Margaret Court occupies a convenient location on Albemarle Road just 0.3 of a mile from the High Street with its fantastic range of shops, restaurants and bars. Beckenham Junction Railway Station with services to Charing Cross and London Bridge, DLR connection at Lewisham for Canary Wharf, there is also the Tramlink service to Croydon and Wimbledon. An entrance to the wonderful Beckenham Place Park in Westgate Road is 0.5 miles away.



### Ground Floor

#### Communal Entrance

front door to

#### Entrance Hall

video entryphone handset, built-in coats cupboard with storage space over, built-in storage cupboard with hanging rail, radiator, coving

#### Living/Dining Room

5.86m x 05.22m (19' 3" x 17' 2") 'L' shaped, double glazed windows to front, sliding double glazed patio doors to covered terrace, two double radiators, coving, fitted storage cupboards, door to

### Kitchen

2.71m x 2.40m (8' 11" x 7' 10") uPVC double glazed window to side, fitted with a range of modern white units comprising inset stainless steel sink with mixer tap and cupboard under, working surface to three walls with cupboards and drawers under, built-in stainless steel electric oven and 4 ring gas hob, integral fridge and freezer, space and plumbing for washing machine, eye level cupboards to two walls, wall mounted Worcester gas fired combination boiler for central heating and hot water, tiling to four walls, spotlights

### Bedroom

3.95m x 3.05m (13' 0" x 10' 0") uPVC double glazed windows to front, fitted double wardrobe with hanging rail and storage space over, radiator, coving

### Bathroom

fitted with a white suite comprising panelled bath with mixer tap and Mira shower over, pedestal wash basin, toilet, double radiator, extractor fan, fully tiled walls, ceramic tiled floor

### Outside

#### Communal gardens

well maintained communal gardens to front and rear

#### Parking

visitor parking to front and garage en bloc to rear

#### Lease

We are advised by the vendor the lease is currently 992 years

#### Maintenance

We are advised by the vendor the maintenance charge for the current year is £2,160

#### Ground Rent

The vendor has advised us there is no ground rent payable

#### Council Tax

Band C

