



£480,000

The Herons, Court Downs Road,
Beckenham, Kent, BR3 6LL

Christopher
Russell
PROPERTY SERVICES



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A luxury and prestigious two double bedroom first floor flat situated in an extremely popular location a short walk to Beckenham High Street, Beckenham Junction Train Station and Tram stop.

This small development of only 6 apartments features larger than average sized accommodation and comprises, hallway, spacious lounge/diner with sliding doors to a balcony and floor to ceiling door shutter, kitchen, bathroom and two double bedrooms the main bedroom featuring an en suite shower room.

There is a lift to all floors.

Offered as end of chain, presented in excellent decorative condition this ideal purchase features a video security entryphone system, double glazed windows, gas central heating, modernised bathroom suite and window shutters where fitted.

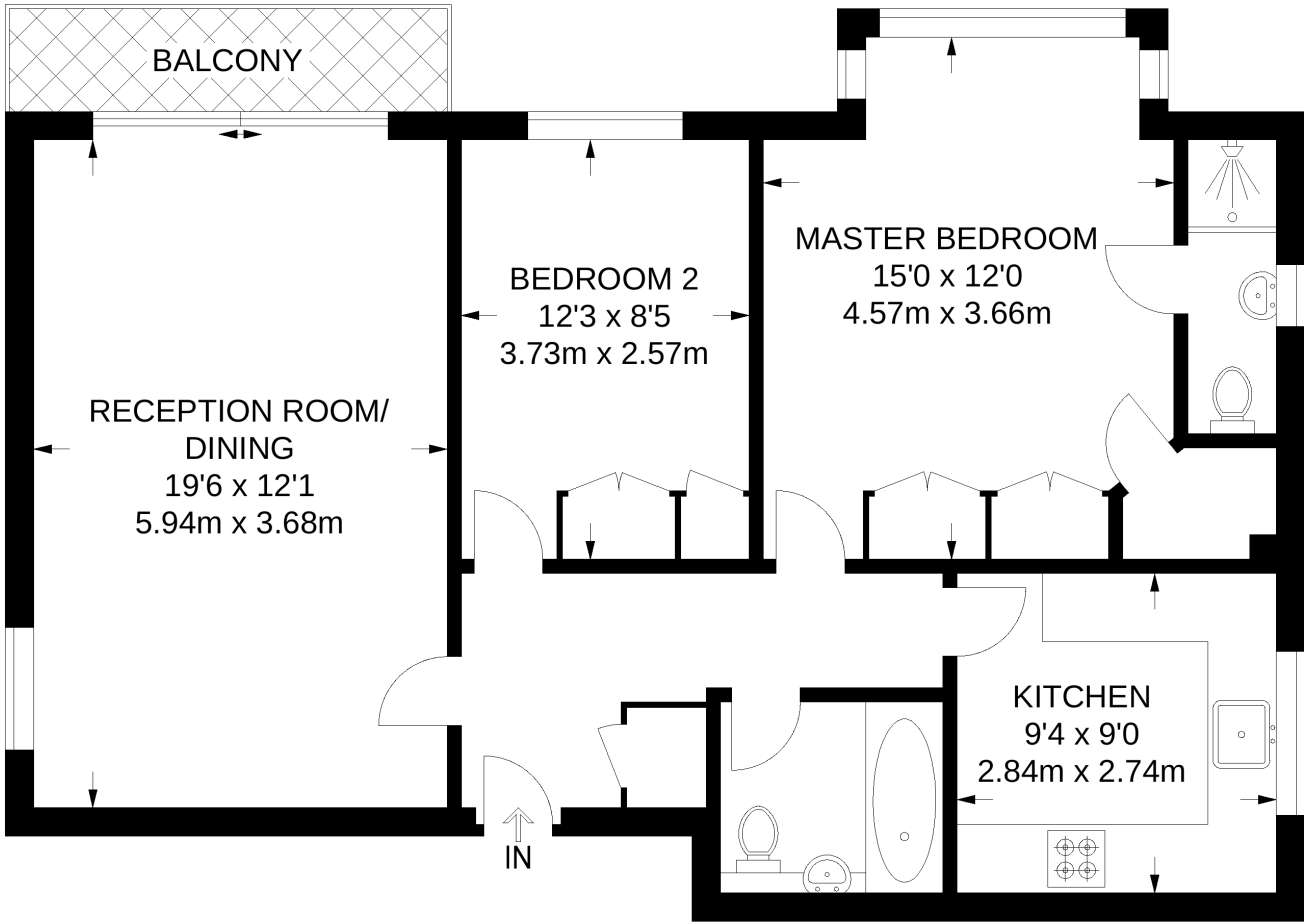
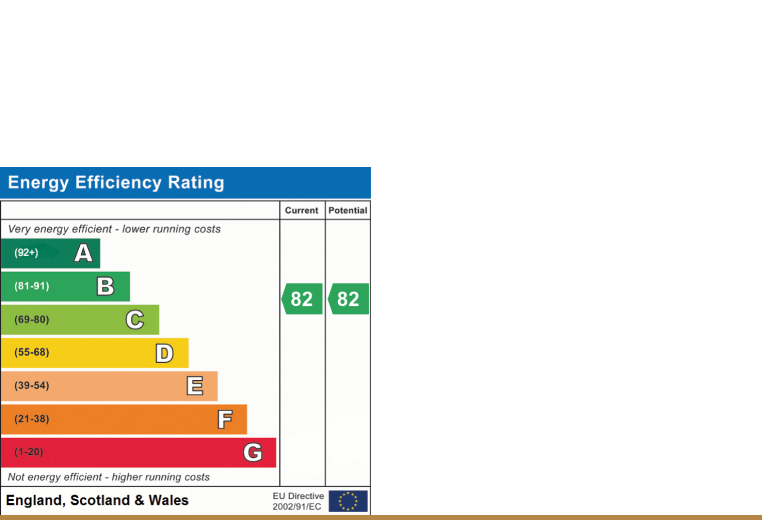
Outside there are exceptionally well maintained communal gardens, a garage situated en-bloc and two visitors parking spaces to the front.

Lease: 114 years from 2018

Service Charge: £175 per calendar month.

Ground Rent: £125 per annum.

Council Tax Band E.



FIRST FLOOR
APPROXIMATE GROSS INTERNAL AREA
773 SQ FT / 71.8 SQ M

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	