

£480,000

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



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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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.

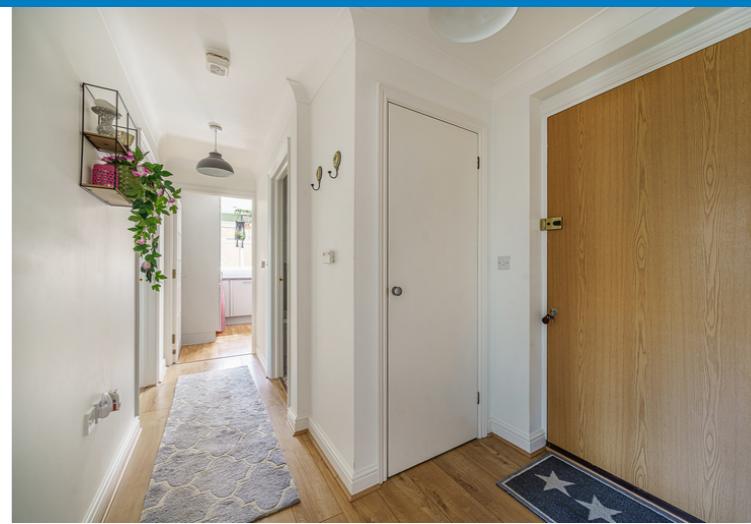
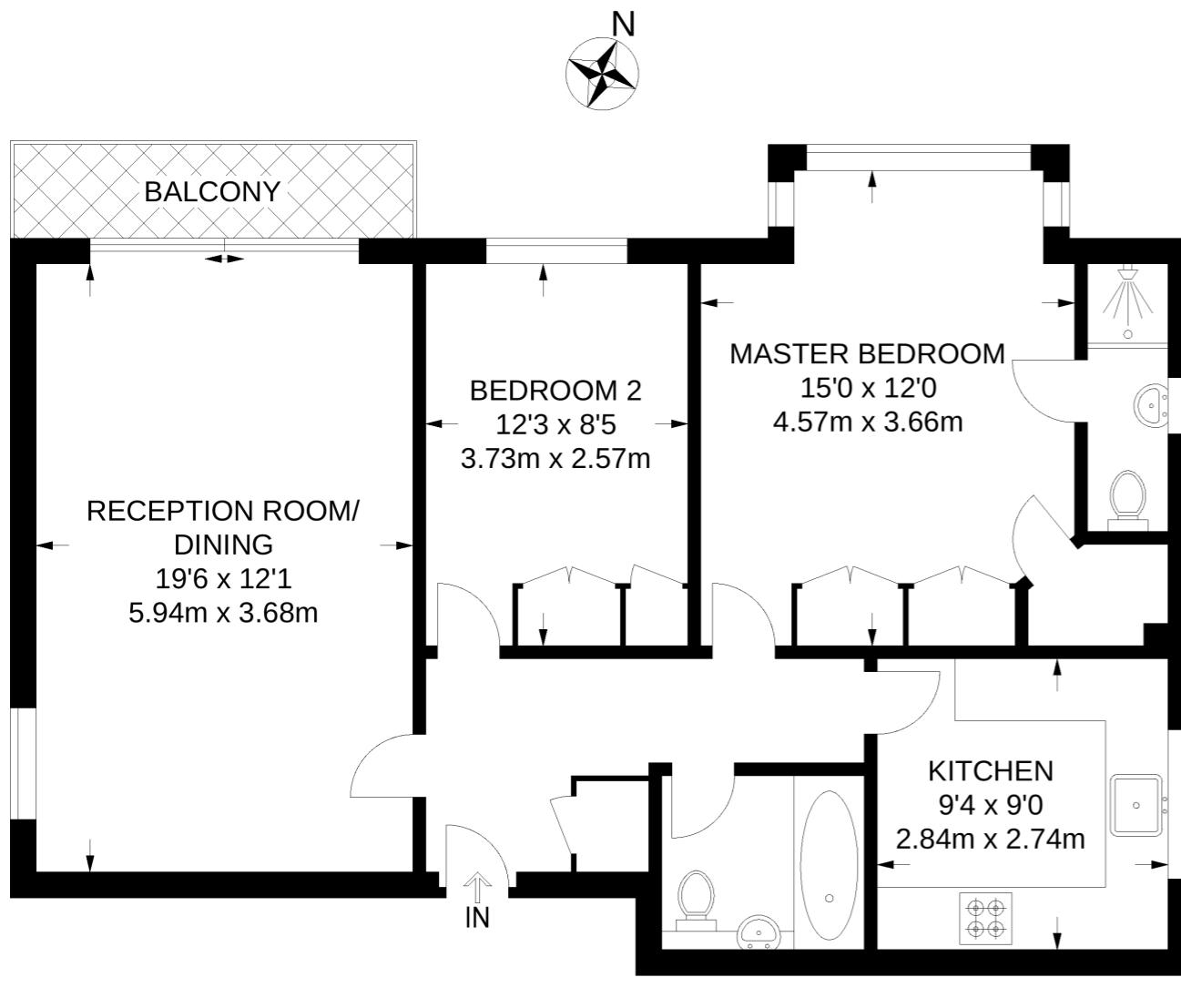
Outside there are exceptionally well maintained communal gardens, a garage situated en-bloc and two visitors parking spaces to the front.

Lease: 114 years from 2018

Service Charge: £175 per calendar month.

Ground Rent: £125 per annum.

Council Tax Band E.



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			
England, Scotland & Wales			
EU Directive 2002/91/EC			