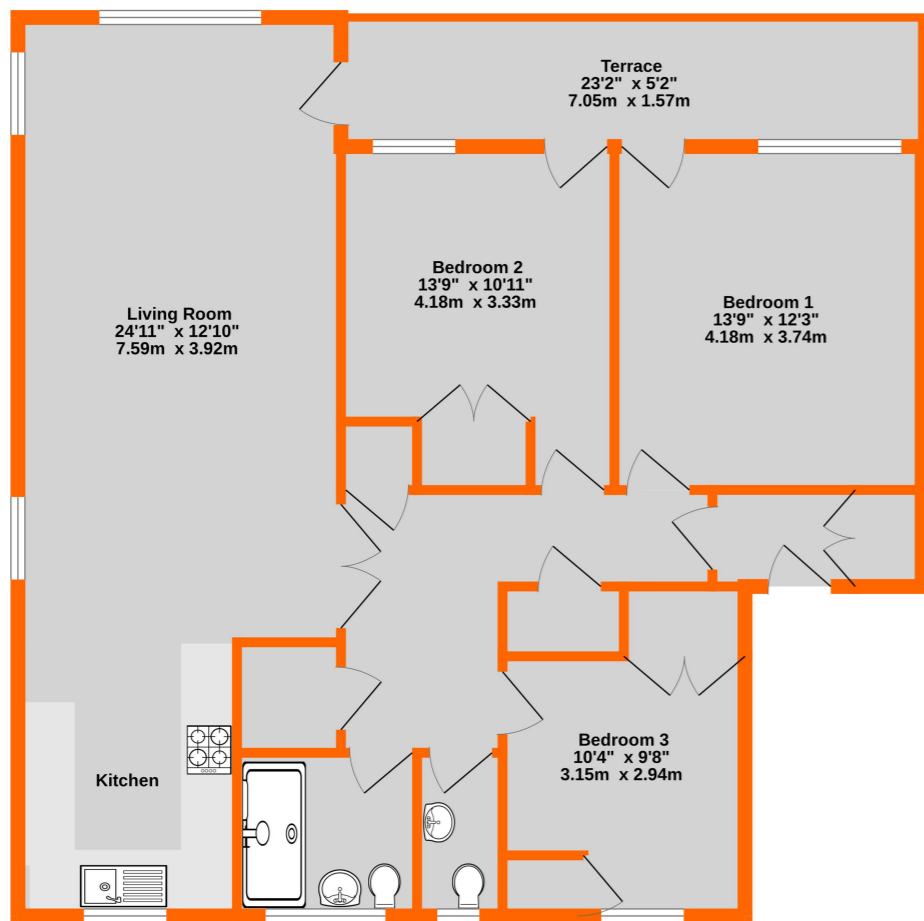




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	67	
(1-20)	<b>G</b>		77
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
 1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 Park Langley Office - 020 8658 5588

1 Courtlands, 17 Court Downs Road, Beckenham, Kent BR3 6LN  
**£625,000 Share of Freehold**

- Refurbished three bedroom apartment
- Great location close to central Beckenham
- Particularly large 7.6m (25ft) living room
- Updated shower room and separate wc
- Sunny private terrace with south aspect
- Airy feel with large double glazed windows
- Fitted kitchen with integrated appliances
- Spacious entrance hall and useful storage



## 1 Courtlands, 17 Court Downs Road, Beckenham, Kent BR3 6LN

Impressive ground floor apartment, offered for sale by our Park Langley office, recently refurbished throughout with a FABULOUS PRIVATE TERRACE leading to park-like communal grounds with sunny southerly aspect. The sense of space is apparent throughout the property with very large living room (7.59m x 3.92m/24'11 x 12'10) having views over gardens and re-appointed kitchen with appliances. THREE DOUBLE BEDROOMS plus updated shower room and utility cupboard off hall. Doors to terrace from living room, bedroom 1 and bedroom 2 to give maximum enjoyment of the outside space. Garage with power to the rear, large double glazed windows and upgraded to central heating with radiators.

### Location

This is a very popular and convenient location less than quarter of a mile from Beckenham High Street offering a good choice of shops, restaurants and other amenities. An entrance to Kelsey Park is only a few hundred yards away, by the junction with Manor Way. Beckenham Junction Station will be found at the end of the high street, on Rectory Road, and from here there are train services to Victoria and at peak times The City as well as a tram service to Croydon and Wimbledon.



### Ground Floor

#### Entrance Lobby

large double coat cupboard with cupboard above, radiator, wood finish flooring, glazed door to hall

#### Hall

4.96m max x 3.32m max (16'3 x 10'11) plus built-in cupboard with trip fuses and gas meter, deep double cupboard with plumbing for washing machine, coat cupboard, entryphone and radiator

#### Large Living Room

7.59m x 3.92m (24'11 x 12'10) feature fireplace for electric fire, two radiators, wood finish flooring, double glazed windows to side and rear plus double glazed door to private terrace

#### Kitchen

3.32m x 2.66m (10'11 x 8'9) re-appointed with base cupboards and large drawers beneath granite work surfaces plus space for dishwasher, Franke 1½ bowl stainless steel sink with mixer tap, cooker hood above Bosch 5-burner gas hob, Neff built-in electric double oven, additional tall cupboard and wall units with cupboard concealing Ideal wall mounted gas boiler, fridge/freezer with freezer drawers and water dispenser, wood finish flooring, double glazed windows to front and side

### Bedroom 1

4.18m x 3.74m (13'9 x 12'3) wood finish flooring, radiator, double glazed window to rear and door to PRIVATE TERRACE

### Private Terrace

7.05m x 1.56m (23ft x 5ft) providing wonderful secluded outside space for this property with sunny southerly aspect, doors out from living room, plus bedrooms 1 and 2, leads to communal gardens with additional paved area 11.62m max x 2.1m (38ft x 7ft)

### Bedroom 2

4.18m max x 3.33m (13'9 x 10'11) to include built-in double wardrobe with high level cupboard above, wood finish flooring, radiator, double glazed window to rear and door to PRIVATE TERRACE

### Bedroom 3

3.15m x 2.94m (10'4 x 9'8) plus built-in double wardrobe with cupboard above, wood finish flooring, radiator, double glazed window to front

### Bathroom

2.17m x 1.98m (7'1 x 6'6) re-appointed as shower room having full width tiled shower with part hinged screen, wash basin, wash basin with cupboard beneath, low level wc, wall tiling, chrome heated towel rail, wood finish flooring, double glazed window to front

### Separate WC

white low level suite, wash basin with tiled splashback, wood finish flooring, radiator, double glazed window to front

### Outside

#### Garage

5.34m x 2.52m (17'6 x 8'3) up and over door, situated to rear (no.7) to far side from driveway, closest to gravelled pathway, with power

#### Communal Gardens

to rear providing a beautiful setting and delightful outlook, laid to lawn with central steps to area with flower borders and established shrubs, meandering gravel pathway from front of building leading to garages at rear. Parking spaces and bin area to front of building.

### Additional Information

#### Lease

999 years from 24 June 1999 with Share of Freehold - To be confirmed

#### Maintenance

£3,900 for year 01.02.24 to 31.01.25

#### Council Tax

London Borough of Bromley - Band E

#### Agents Note

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