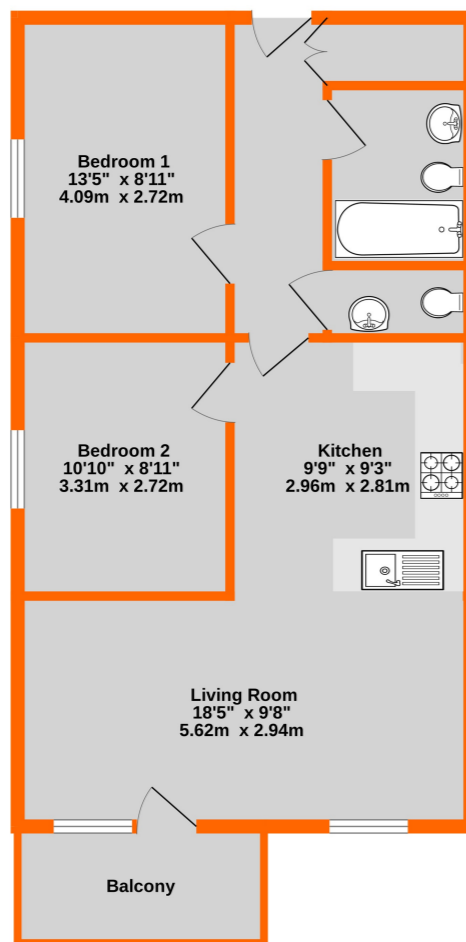


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583sq.ft. (54.2 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

Flat 3, 77 Albemarle Road, Beckenham, Kent, BR3 5HW

£365,000 Share of Freehold

- Offered to the market 'Chain Free'
- Half a mile to Beckenham Junction
- Communal gardens to rear and parking
- White gloss kitchen open to living room
- Two bedroom ground floor flat
- South facing terrace to front
- Newly appointed white suite bathroom
- Garage en-bloc to rear

Flat 3, 77 Albemarle Road, Beckenham, Kent BR3 5HW

A 'turn-key' Chain Free delight, this two double bedroom ground floor flat has many benefits including a south facing terrace. The refurbishment by the current owner includes the kitchen which provides a sociable open plan space to the living room, a pristine white suite to both the bathroom and separate/second wc. Hardwood flooring to the living areas, carpets to the bedrooms and a modern combination boiler means there is little for any potential purchaser to do. There is storage aplenty with a large walk-in cupboard off the entrance hall plus a garage to the rear beyond the communal gardens.

Location

This property is just beyond the junction with Westgate Road only half a mile from Beckenham Junction station, providing regular services to Victoria and The City plus tram service to Croydon and Wimbledon, and Beckenham High Street with excellent range of bars, restaurants and other amenities. Beckenham Place Park is a short walk away as are local shops at the Oakhill Parade along with The Chancery gastropub.



Ground Floor

Entrance Hall

4.56m x 1.23m max (15' 0" x 4' 0") plus large walk-in cupboard 1.56m x 1.14m (5' 1" x 3' 9") having replaced fusebox, engineered oak flooring, entryphone handset, radiator

Open Plan Kitchen/Living Room

5.88m max x 5.62m max (19' 3" x 18' 5")

~ Living Area

5.62m x 2.94m engineered oak flooring, three radiators, double glazed window plus full height double glazing beside door to balcony

~ Kitchen Area

2.96m x 2.81m (9' 9" x 9' 3") white gloss fronted base cupboards and drawers plus matching eye level units and wine rack, work surface incorporating breakfast bar, inset sink and drainer with mixer tap, stainless steel extractor hood above 4-ring electric hob with CDA electric oven beneath, integrated Beko dishwasher, space for washing machine and space for upright fridge/freezer, wall tiling, engineered oak flooring

Balcony

south facing to front of block

Bedroom 1

4.09m x 2.72m (13' 5" x 8' 11") radiator beneath double glazed window to side

Bedroom 2

3.31m x 2.72m (10' 10" x 8' 11") to include fitted cupboard housing Worcester combination boiler, radiator beneath double glazed window to side

Bathroom

2.3m x 1.82m (7' 7" x 6' 0") newly appointed with white panelled bath having mixer tap, separate shower plus fixed overhead shower and further hand spray attachment, low level wc with concealed cistern and wash basin with mixer tap, cupboards and drawers with vanity surface, chrome heated towel rail, fully tiled walls around bath, tiled floor, extractor fan

Separate WC

white low level wc, wash basin with mixer tap with tiled splashback and cupboard beneath, floor tiling

Outside

Parking

six spaces, first-come-first-serve basis

Communal Gardens

to rear of block

Garage

en-bloc to rear (3rd from left) - to be confirmed

Additional Information

Lease

999 years from 24 June 1971 - to be confirmed

Ground Rent

£35 per annum - to be confirmed

Maintenance

£3,600 for the current year (£300 per month including contribution towards reserve fund for pending block improvements) - to be confirmed

Council Tax

London Borough of Bromley band D

Agents Note

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