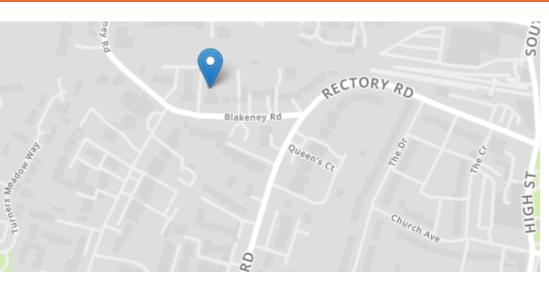
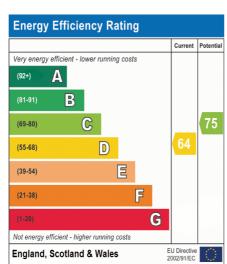
#### Beckenham Office

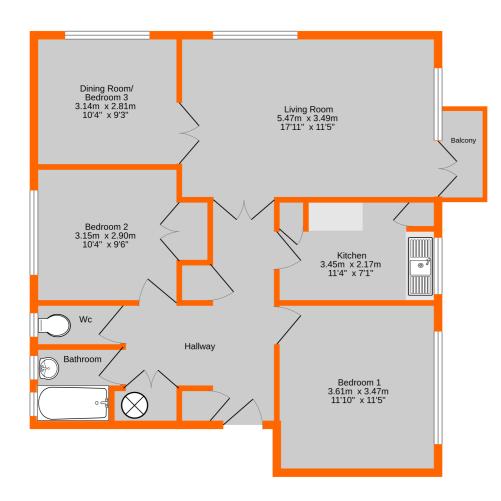
- 102-104 High Street, Beckenham, BR3 1EB
- **200 8650 2000**
- beckenham@proctors.london







SECOND FLOOR 75.3 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA: 75.3 sq.m. (811 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Disdalmer: 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.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors

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Viewing by appointment with our Beckenham Office - 020 8650 2000

## 47 Embassy Gardens, Beckenham, Kent BR3 1HF

# £330,000 Share of Freehold

- Two/Three double bedrooms
- Garage en bloc
- In need of complete modernisation
- 999 year lease from 2001

- 18' x 11'6' living room with balcony
- Dining room/bedroom 3
- Communal gardens
- Top (second) floor flat

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## 47 Embassy Gardens, Beckenham, Kent BR3 1HF

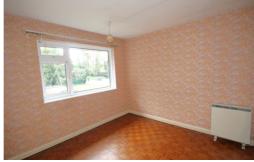
This bright and sunny CHAIN FREE spacious two/three bedroom, one/two reception room balcony flat is situated on the top (second) floor of this centrally located block and is in need of complete modernisation throughout but offers great flexible accommodation. There is a double aspect sitting room with double doors to the 10'3 x 9'3 dining room which could be used as a third double bedroom. There is also an 11'3 x 7'1 kitchen, two double bedrooms, bathroom and separate WC. Security entry system, sealed unit double glazed replacement windows and share of freehold as well as solid wooden parguet wood block flooring and night storage heating. Well maintained communal gardens surround the block and there is a garage en bloc. We recommend viewing for potential purchasers who want to improve a property to their own taste and standard.

#### Location

Superb central location, sheilded from the road by trees, conveniently located for Beckenham High Street which is approximately 0.4 of a mile distance with Beckenham Junction station (Victoria/Blackfriars) and tramlink to Croydon/Wimbledon. Clock House station (London Bridge/Waterloo/ Charing Cross/Cannon Street and DLR connection at Lewisham) is 0.5 of a mile away with The Spa leisure centre en route. The 352 bus service operates along Blakeney Road, there are schools and parks available within the vicinity











#### **Ground Floor**

#### **Communal Entrance**

stairs to

### Second/Top Floor

two built in storage cupboards, built in airing cupboard, wall mounted night storage heater

### **Living Room**

5.49m x 3.51m (18' x 11' 6") windows to front and side, double glazed double doors to balcony, night storage heater, glazed double doors to

#### Dining Room/Bedroom 3

3.12m x 2.82m (10' 3" x 9' 3") windows to side, night storage heater

#### Kitchen

3.43m x 2.16m (11' 3" x 7' 1") double glazed windows to rear, fitted with a range of original units comprising stainless steel sink with cupboards and drawers under, further wall and base storage cupboard, work surfaces with cupboards and drawers under to one wall

#### Bedroom 1

3.61m x 3.45m (11' 10" x 11' 4") double glazed windows to rear, night storage heater





#### Bedroom 2

3.12m x 2.90m (10' 3" x 9' 6") windows to front, built in double wardrobe

#### **Bathroom**

two obscure windows to front, original suite of panelled bath with mixer tap and shower attachment, pedestal wash basin, part tiled

#### Separate WC

obscure window to front with low level WC

#### Outside

#### **Communal Garden**

extensive well maintained communal gardens, well screened from the road and neighbouring properties surround the blocks

#### Garage

garage en bloc with up and over door, electric light, visitor parking spaces

#### **Lease Details**

#### Lease

We are advised by our client the lease is 999 years from 01/01/2001

#### **Ground Rent**

there is no ground rent payable





#### Maintenance

We are advised by our client the current maintenance charge is £110 per calendar month

#### **Agents Note**

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

### **Additional Information**

London Borough of Bromley - Band D Please visit: bromley.gov.uk/counciltax/council-tax-guide

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile To check coverage please visit checker.ofcom.org.uk/en-gb/broadbandcoverage checker.ofcom.org.uk/en-gb/mobilecoverage