



Viewing by appointment with our Beckenham Office - 020 8650 2000

11 Beck Court, Beck Lane, Beckenham, Kent, BR3 4RB

£150,000 Leasehold

- Ground Floor Maisonette
- Popular location
- Chain Free
- Electric Heating
- Retirement Development
- One Bedroom
- Double Glazed
- Lovely communal gardens

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This 'chain free' one bedroom retirement maisonette, situated on the ground floor benefits from, electric night storage heating, double glazed windows and fitted carpets. From the entrance is a good sized Living Room with distinct sitting & dining areas, an inner hall off which is the fitted Kitchen, double Bedroom & Bathroom. There are so many great communal facilities within this popular development including, development manager, communal gardens, visitor and resident parking, communal lounge, laundry, kitchen and guest facilities. The minimum age for residents is from 55 years, 24 hour emergency residents call system.

Location

Beck Court is conveniently located near to Birkbeck and Elmers End trams/rail stops, the 354 bus stops directly outside Beck Court and goes to Bromley via Beckenham or to Penge. There are other bus services to Sydenham and Crystal Palace. There are local shops along the Elmers End Road together with Tesco at Elmers End



Ground Floor

Entrance Vestibule

semi glazed entrance door, outside storage cupboard, door to

Living Room

6.48m x 4.77m (21' 3" x 15' 8") windows to front, two wall light points, under stairs storage cupboard, coved cornice, electric night storage heater, alarm pull, door to

Inner Hall

cupboard housing cold water tank and hot water cylinder

Kitchen

2.75m x 1.65m (9' 0" x 5' 5") fitted with units comprising base cupboards, drawers and wall cupboards, worktops, cooker space with extractor hood over, stainless steel single drainer sink unit with mixer tap, partly tiled walls, window to rear, space for fridge/freezer

Bedroom

3.64m x 2.96m (11' 11" x 9' 9") window to rear, night storage heating, built-in wardrobes

Bathroom

2.06m x 1.65m (6' 9" x 5' 5") Remodelled with white suite, bath with separate Aqualisa shower over, vanity unit with inset washbasin over with mixer tap and cupboard below, toilet with concealed cistern, extractor fan, wall mounted electric heater, partly tiled walls

Outside

Communal Gardens

well maintained communal gardens

Parking

residents and visitor parking

Lease Details

Lease

vendor has confirmed lease is 125 years from 1988

Ground Rent

vendor has confirmed ground rent is nil

Maintenance

vendor has confirmed maintenance charge is £2834.37 p/a as of April 1st 2023

Council Tax

Band B