#### Beckenham Office

102-104 High Street, Beckenham, BR3 1EB

020 8650 2000

beckenham@proctors.london



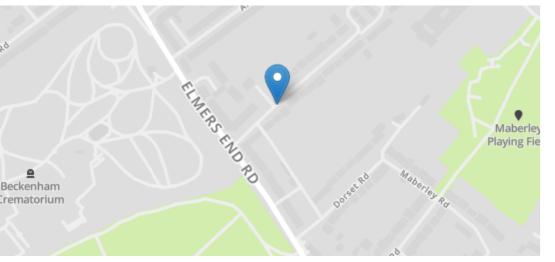
Beckenham Office

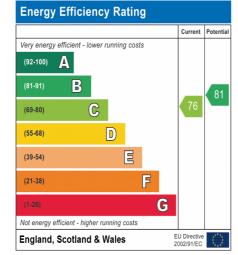
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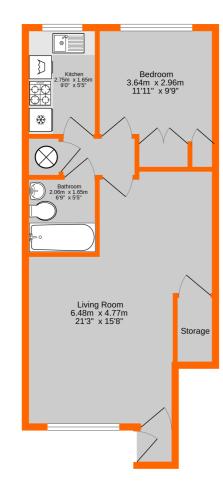
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Ground Floor 47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 47.3 sq.m. (509 sq.ft.) approx Measurements are approximate. Not to scale. Illustrative purposes on Made with Metropix ©2023

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.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website - www.proctors.london







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
   Retirement Development
   One Bedroom
- Chain Free
- Electric Heating

George Proctor & Partners trading as Proctors



- Double Glazed
- Lovely communal gardens



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

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

years from 1988



vendor has confirmed lease is 125

**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