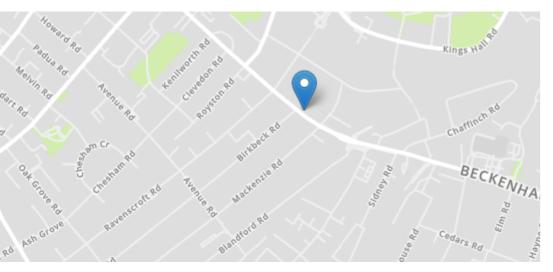
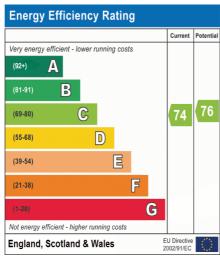
#### Beckenham Office

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







ents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

leferral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recon nd 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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Viewing by appointment with our Beckenham Office - 020 8650 2000

# Flat 2, 261a Beckenham Road, Beckenham, Kent BR3 4RP £220,000 Leasehold

- One bedroom flat
- Bathroom with modern white suite
- Living room
- Kitchen with integrated appliances
- uPVC double glazing
- Central heating via a combination boiler
- Reasonably priced
- Viewing recommended



## Flat 2, 261a Beckenham Road, Beckenham, Kent BR3 4RP

This 'Chain Free' one bedroom flat is situated on the first floor of this parade of local shops, above an estate agents office and is superbly located between Kent House and Clock House Railway Stations. All rooms are off the 'L' shaped entrance hall with a 13'11" x 11'0" living room, spacious kitchen which has a range of fitted units with built-in stainless steel electric oven, hob and extractor, along with an integrated washing machine, there is also the bedroom and bathroom that is fitted with a modern white suite. We feel this is an ideal investment opportunity or first time buy

#### Location

Located equidistance from Kent House Railway Station with services to Victoria and Clock House Railway Station with services to London Bridge, Charing Cross along with DLR connection for Canary Wharf at Lewisham. Beckenham High Street with its range of shops, restaurants and bars is 0.7 of a mile away. Penge High Street is 0.5 of a mile.









## **Ground Floor**

## **Communal Entrance**

stairs to

## First Floor

## front door to

#### **Entrance Hall**

security entryphone handset, wooden laminate flooring, spotlights

## **Living Room**

4.24m x 3.36m (13' 11" x 11' 0") uPVC double glazed windows to front, wooden laminate flooring, double radiator, spotlights



## Kitchen

2.64m x 2.84m (8' 8" x 9' 4") fitted with a range of modern units comprising inset stainless steel sink with mixer bath with mixer tap and tap and cupboards under, working surface to two walls with cupboards and drawers under, built-in stainless steel electric oven and hob with stainless steel extractor hood over, integrated washing machine, space for fridge/freezer, eye level cupboards to two walls, tiling to two walls, spotlights, extractor fan

## **Bedroom**

3.42m x 2.59m (11' 3" x 8' 6") uPVC double glazed windows to front, built-in cupboard housing Ideal gas fired combination boiler for central maintenance charge is £650 heating and hot water, double radiator, spotlights



## **Bathroom**

1.78m x 2.23m (5' 10" x 7' 4") fitted with a modern white suite comprising panelled shower attachment, pedestal wash basin with mixer tap, toilet, chrome heated towel rail, tiling to three walls, extractor fan

## **Lease Details**

## Lease

vendor has confirmed there are 118 years remaining on the lease

## **Ground Rent**

vendor has confirmed the ground rent is £150 per annum

#### Maintenance

vendor has confirmed the for the current year

## **Council Tax**

Band B