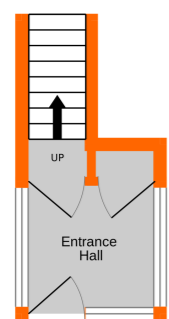
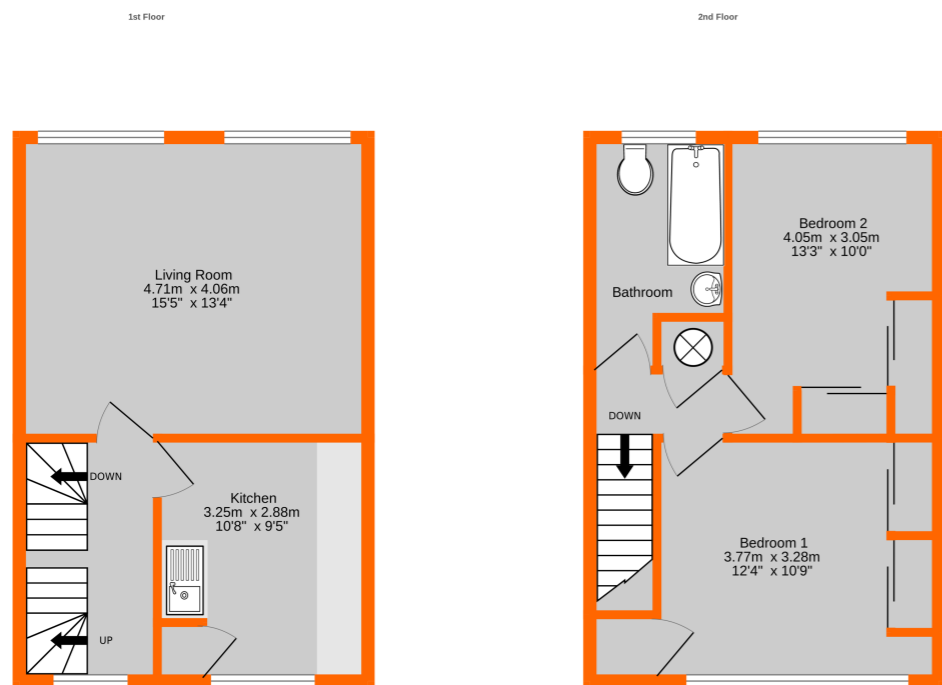


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Entrance

TOTAL FLOOR AREA : 75.0 sq.m. (807 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Tonbridge House, Abbey Park, Beckenham, Kent BR3 1PY £315,000 Leasehold

- Split level two bedroom maisonette
- Garage en-bloc
- Spacious living room
- Great central location
- Bathroom with white suite
- 10'8" x 9'5" Kitchen/Breakfast room
- uPVC double glazing & electric heating
- Chain free & requiring modernisation

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 may also recommend firms of Solicitors and 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 a 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



1 Tonbridge House, Abbey Park, Beckenham, Kent BR3 1PY

Abbey Park is a popular development of maisonettes surrounded by well maintained communal gardens, conveniently located for stations, High Street and Beckenham Place Park, with its 237 acre of open space with Mansion House Lake, 5km running route and cycle track. This property is a first/second floor split level maisonette with 807 square feet (755 square meters) of accommodation that whilst benefiting from uPVC double glazing is in need of modernising, and the installation of central heating, currently there are electric night storage heaters, we recommend a viewing from potential purchasers wishing to improve a property to their own taste and standard.

Location

Located at the top end of and between Park & Brackley Roads, Tonbridge House forms part of this popular development built in the late 1960s which is conveniently situated for Beckenham Junction Station and Tramlink is 0.3 of a mile and New Beckenham Station is just over 0.5 of a mile, Beckenham High Street is just beyond the station offering a wide array of shops, bars and restaurants. Beckenham Place Park with its swimming lake is within a mile and the area is well served by schools for all ages together with bus services along Southend Road



Ground Floor

Entrance

front door to

Entrance Hall

built-in cupboard houses electric meter, bin store, door and stairs to

First Floor

Landing

double glazed windows to front, wall mounted night storage heater, stairs to top floor

Living Room

4.71m x 4.06m (15' 5" x 13' 4") uPVC double glazed windows to rear, wall mounted night storage heater

Kitchen/Breakfast Room

3.25m x 2.88m (10' 8" x 9' 5") double glazed windows to front, fitted with a range of units comprising inset stainless steel, single drainer sink with cupboards and drawers under and electric water heater over, working surface to one wall with cupboards and drawers under, eye level cupboards to one wall, built-in shelved cupboard, tiling to four walls, vinyl flooring

Top Floor

Landing

access to loft, built-in airing cupboard houses hot water tank

Bedroom 1

3.77m x 3.28m (12' 4" x 10' 9") double glazed windows to front, fitted mirror fronted wardrobes to one wall with hanging rails and shelving, built-in storage cupboard

Bedroom 2

4.05m x 3.05m (13' 3" x 10' 0") double glazed windows to rear, built-in wardrobes to two walls with hanging rails and shelving

Bathroom

obscure double glazed windows to rear, fitted with a white suite comprising panelled bath with electric shower over, wall mounted wash basin, toilet, half tiled walls

Outside

Communal Garden

well maintained extensive communal gardens surround the development

Garage

en-bloc, on-street parking available within the development

Lease Details

Lease

vendor has confirmed the lease is 125 years from 24th June 1994, so 96 years remaining

Ground Rent

to be confirmed

Maintenance

the maintenance is £2,720.00 per annum

Council Tax

Band C

