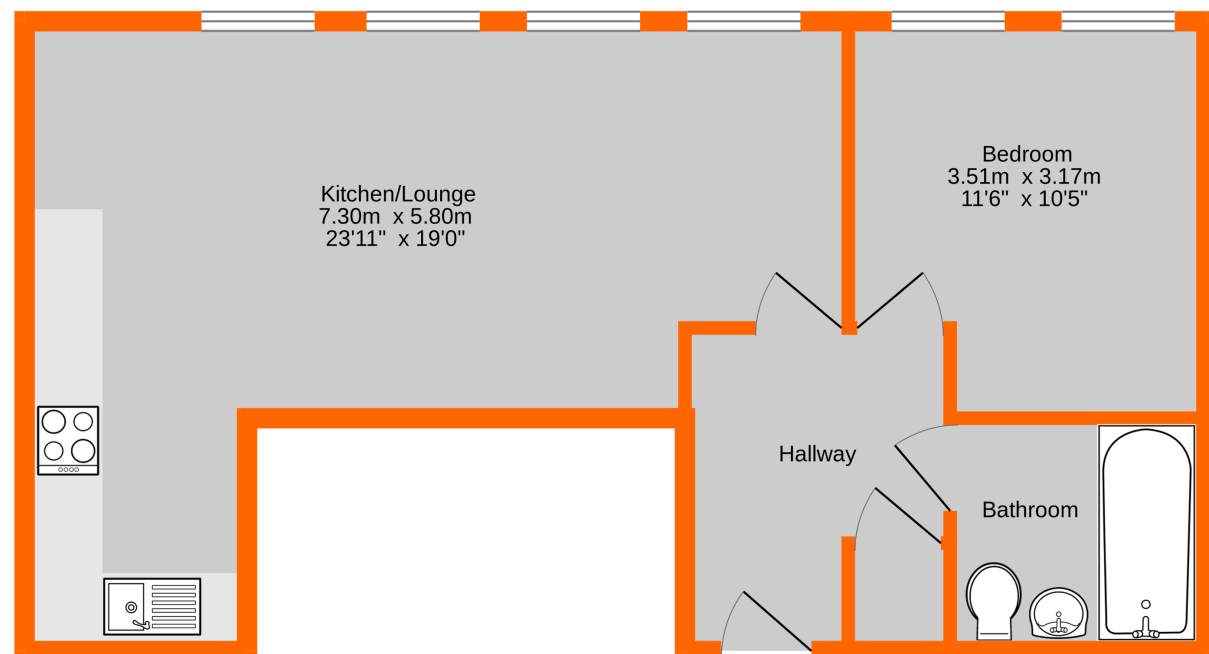


Third Floor Flat
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA : 50.3 sq.m. (541 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



Viewing by appointment with our Beckenham Office - 020 8650 2000

13 St Brides House, 32 High Street, Beckenham, Kent BR3 1AY

£300,000 Leasehold

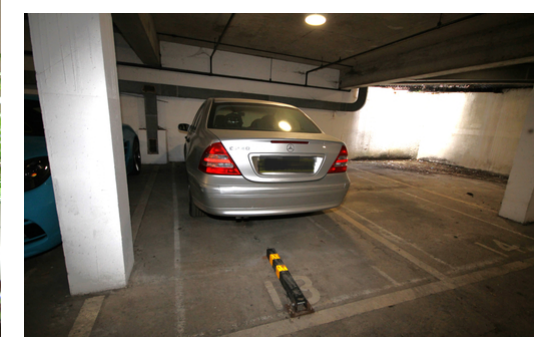
- Double bedroom
- Bathroom with modern white suite
- Spacious living room/kitchen
- Kitchen with integrated appliances
- Secure parking
- Double glazing & electric heating
- Top floor, lift service
- Convenient location

13 St Brides House, 32 High Street, Beckenham, Kent BR3 1AY

This stunning one bedroom top floor (third) apartment offers 541 sq.ft of extremely well presented light and airy accommodation in a very convenient location with a delightful leafy outlook over Beckenham Green. The open plan kitchen/living area measures an impressive 7.30m x 5.80m (23'11" x 19') and has a range of units with quartz working surface and integral appliances. There is also the double bedroom and stylish bathroom with white suite. There is secure underground parking for one car, and security entry system, we recommend a viewing.

Location

St Brides House occupies an extremely convenient position on the high street overlooking Beckenham Green with shops, restaurants and bars on the doorstep, just 0.1 of a mile from Beckenham Junction Railway Station with services to Victoria and Charing Cross, there is also the Tramlink to Croydon and Wimbledon. The beautiful Kelsey Park is 0.3 of a mile away, the expansive Beckenham Place Park is 0.5 of a mile distance.



Ground Floor

Communal Entrance

stairs and lift service to

Third Floor (Top)

Front door to

Entrance Hall

built-in cupboard housing Nuaire ventilation system and megaflow hot water tank, engineered wooden flooring, spotlights, video entryphone handset

Living Room/Kitchen

7.30m x 5.80m (23' 11" x 19' 0") uPVC double glazed windows with leafy outlook overlooking Beckenham Green to front, fitted with a range of modern units comprising quartz worktops to two walls with inset one and a half bowl sink with mixer tap and cupboard under, built-in stainless steel electric oven with 4 ring hob and extractor fan over, integral

washing machine, dishwasher and fridge/freezer, eye level cupboards to one wall with concealed lighting, quartz splash back, engineered wooden flooring, wall mounted electric heater, spotlights

Bedroom

3.51m x 3.17m (11' 6" x 10' 5") uPVC double glazed windows to front with pleasant outlook overlooking Beckenham Green, wall mounted electric heater, fitted carpets, spotlights

Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and rain shower head over, wall mounted wash basin with mixer tap and cupboards under, toilet with concealed cistern, tiled shelf, chrome heated towel rail, extractor fan, spotlights, fully tiled walls, ceramic tiled floor, mirror and light unit

Outside

Parking

secure underground parking for one car

Lease Details

Lease

vendor has confirmed the lease is 148 years from the 1st December 2015, 138 years remaining

Maintenance

the vendor has confirmed the estimated maintenance for January 1st 2025 to 31st December 2025 is £2,843.89

Ground Rent

the vendor has confirmed the ground rent is £350 per annum which will double on each 25th anniversary of the commencement date of the lease term.

Council Tax

Band C