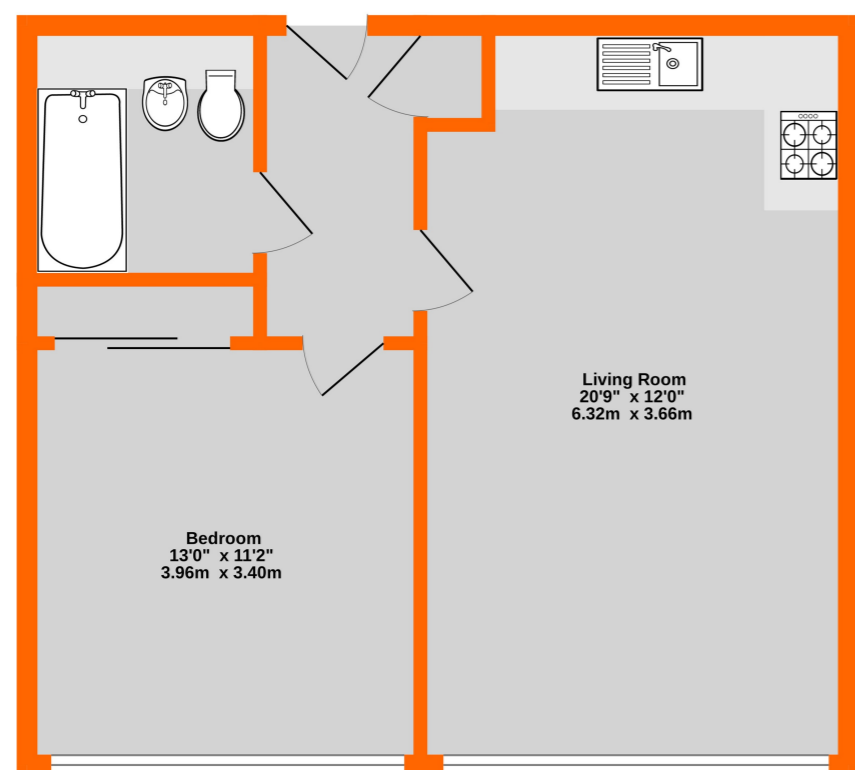




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

THIRD FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.  
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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 33, 160 Croydon Road, Beckenham, Kent BR3 4FB

**£270,000 Leasehold**

- Quarter of a mile to Elmers End station
- Open plan living room/kitchen
- Bedroom with built-in wardrobes
- Communal roof terrace and boilers
- Allocated secure gated parking
- Kitchen with integrated appliances
- Bathroom with white suite
- Two lifts accessing all floors



## Flat 33, 160 Croydon Road, Beckenham, Kent BR3 4FB

MODERN PURPOSE BUILT FLAT WITH GOOD TRANSPORT LINKS for sale with our Park Langley office. Situated in prestigious block with allocated parking space in secure gated car park, this beautifully presented third floor apartment provides spacious accommodation benefiting from an open plan living room with fitted kitchen to far end including integrated appliances. Large windows in living room and bedroom afford plenty of natural light with wide plank engineered oak flooring in both rooms and the hall. Bedroom has a spacious built-in wardrobe providing good storage and bathroom has a white suite with tiled floor. Fabulous entrance to building with marble staircase, TWO LIFTS for easy access, communal roof terrace on fifth floor and communal boilers serving central heating in each flat.

### Location

Ideally located for commuters with local shops and restaurants on the "door step" at Elmers End as well as bus routes to local town centres. Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



### Third Floor

#### Entrance Hall

plus built-in cupboard with Caleffi inverter for heating and hot water, hardwood flooring, downlights, video entryphone system

#### Open Plan Kitchen/Living Room

6.32m x 3.66m max (20' 9" x 12') KITCHEN has base cupboards and drawers with matching eye level units, work surface with stainless steel upstand and matching splashback plus stainless steel extractor hood above touch control 4-ring ceramic hob with electric oven beneath, built-in Indesit washer/dryer, built-in Indesit dishwasher, integrated fridge/freezer, stainless steel sink and drainer unit with mixer tap, LED pelmet lighting, extractor fan, downlights, hardwood flooring extending to LIVING AREA with ample space for dining table and sofa, downlights, radiator beneath double glazed window having views to rear

#### Double Bedroom

3.96m max x 3.40m (13'0 x 11'2) to include large built-in wardrobe with sliding doors, hardwood flooring, radiator beneath double glazed window to rear

#### Bathroom

2.21m max x 2.03m max (7' 3" x 6' 8") white panelled bath, wall mounted taps and shower attachment, low level wc with concealed cistern and wash basin with mixer tap having deep drawer beneath, mirror fronted cabinet above with shaver point, tiled walls, heated towel rail, ceramic floor tiling, downlights, extractor fan

### Outside

#### Parking

allocated space behind secure gates (numbered for this flat) situated shortly before exit to car park on left. From the car park there is another entrance to the block, for ease of access

### Additional Information

#### Lease

125 years from 2014 - to be confirmed



### Ground Rent

£300 per annum - to be confirmed

### Maintenance

£1,900 for the current year - to be confirmed

### Council Tax

London Borough of Bromley band C

### Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

