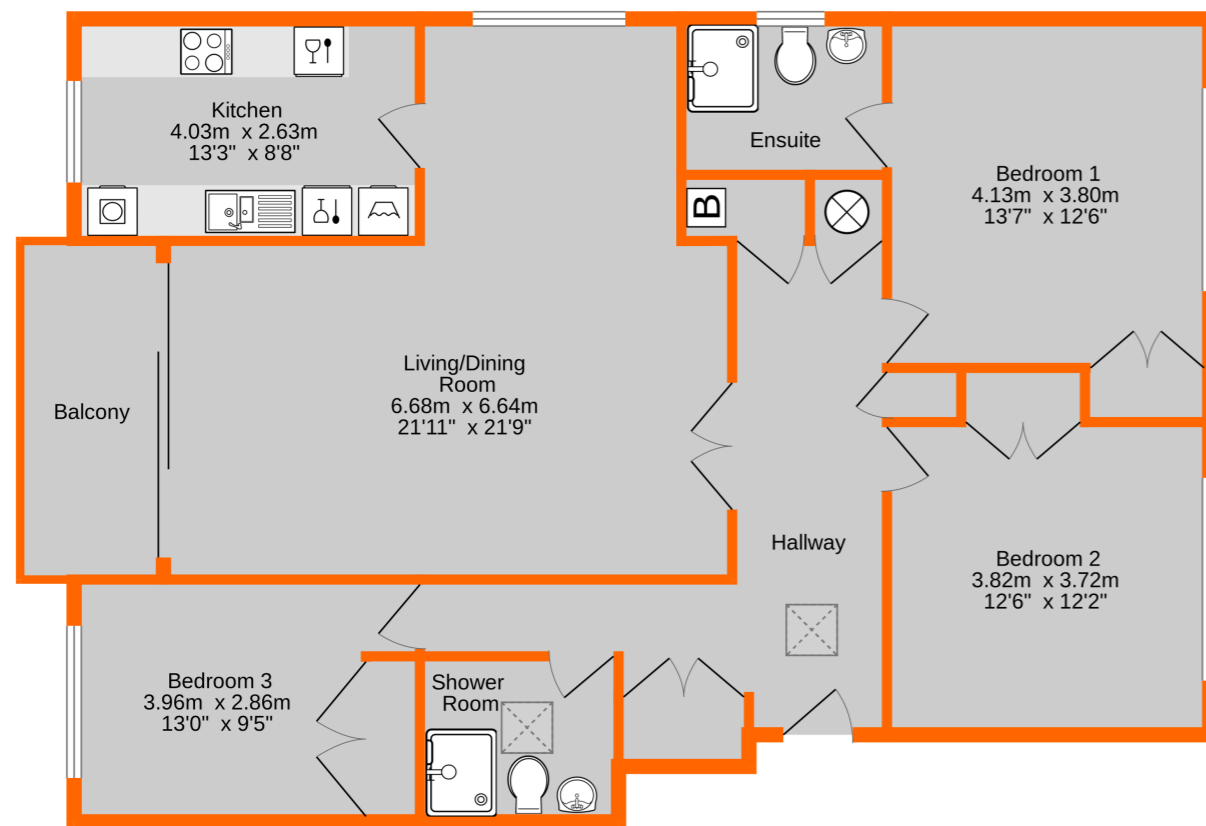


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	

**Top Floor Flat**  
 116.6 sq.m. (1255 sq.ft.) approx.



TOTAL FLOOR AREA : 116.6 sq.m. (1255 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](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

8 The Tudors 10 Court Downs Road, Beckenham, Kent BR3 6LR  
**£650,000 Share of Freehold**

- Most desirable top floor apartment
- Two shower rooms
- Large living room and dining area
- Lift service and 'chain free'
- Three double bedrooms
- South facing balcony
- Double garage
- Easy access to Kelsey Park and High street

## 8 The Tudors 10 Court Downs Road, Beckenham, Kent BR3 6LR

Proctors Beckenham High Street Office are pleased to offer this superb three bedroom top (third) floor apartment located in one of Beckenham's premier roads close to Beckenham and Kelsey Park. Wonderfully light and spacious dual aspect living room with sunny balcony and dining area adjacent to the fitted kitchen. There are great views from all windows which have been replaced recently as has the boiler for the central heating. Other benefits include, lift service, audio/visual entry system, fitted carpets and the property is chain free. The three double bedrooms all have built-in wardrobes, the main with en-suite shower room with a further shower room off the hall which has a considerable amount of storage cupboards. If you require even more storage then there is the double garage to the rear

### Location

This block of wonderfully spacious apartments is situated in a prime location convenient for central Beckenham with an entrance to Kelsey Park, by the junction with Manor Way. Beckenham High Street is within a few hundred metres providing a good range of shops, restaurants, coffee shops and other amenities including cinema and library. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Beckenham as a whole provides a range of recreational and sporting facilities including Beckenham Place Park, swimming at The Spa, Park Langley Tennis Club, David Lloyd Health Club and Langley Park Golf Club.



### Ground Floor

#### Communal Entrance Door

entrance vestibule with post boxes, audio/visual security entry system, door to

#### Communal Inner Hall

stairs or lift to

### Top (third) Floor

#### Entrance door to

#### Spacious Reception Hall

audio/visual entry system, skylight, coats cupboard, further storage cupboards, one houses fuse box, shelved linen cupboard with hot water cylinder, walk-in boiler cupboard houses new Ideal gas boiler, glazed double doors to

#### 'L' Shaped Living Room

glazed sliding doors onto south facing tiled balcony, DINING AREA: window to side, views toward Kelsey park and Crystal Palace, door to

#### Fitted Kitchen

range of base and wall cupboards, drawers, worktops, inset one and a half

bowl sink unit with mixer tap, partly tiled walls, window to front, inset 4 ring electric hob, extractor over, separate double oven, fridge/freezer space, space and plumbing for dishwasher, washing machine and tumble dryer

#### Bedroom 1

window to rear, built-in double wardrobe, door to

#### En-Suite Shower Room

glazed shower, vanity unit with wash basin and mixer tap, window to side, fully tiled walls and floor

#### Bedroom 2

window to rear, built-in double wardrobes

#### Bedroom 3

window to front, built-in double wardrobe

#### Shower Room

formerly a bathroom, walk-in double shower, with panelled walls and glazed screen, pedestal wash basin, toilet, mirror with strip light over with shaver point, extractor fan, skylight, fully tiled walls

### Outside

#### Communal Gardens

well maintained communal gardens to front and rear

#### Double Garage

to rear, twin electric remote up and over doors, power and light

### Lease Details

#### Lease

999 years from 5th March 2012 with share of freehold - to be confirmed

#### Maintenance

£3000 per annum

#### Agents Note

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

#### Council Tax

Band F