



£315,000
Albemarle Road
BR3

CURRAN & PINNER

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Albemarle Road

BR3

- 1 Double Bedroom
- Share of Freehold
- No Onward Chain
- Large Balcony
- Garage





An excellent opportunity to purchase this excellent 1 Double Bedroom, 1st Floor Apartment offered with SHARE OF THE FREEHOLD, and No Onward Chain.

Montreaux Court is considered one of the premium blocks due to size of the apartment and style plus it is perfectly located just a 7 minute walk from Beckenham Junction Railway Station. The development is set slightly back from Albemarle Road with well kept communal gardens, own garage, residential shared parking and communal lift.

In our opinion the property is ideally suited to a young professional couple given the contemporary style of the accommodation, the proximity to the vibrant Town Centre and commuter links afforded from Beckenham Junction with regular services into Central London and The West End via London Victoria and The City via London Blackfriars. The property would also prove suitable to someone who is seeking a quiet, low level development and may be downsizing or who may work from home. Beckenham offers a large selection of shops, restaurants and leisure facilities with all local amenities within easy reach.

The owners have recently decorated the property to include new carpets with neutral themes throughout plus new double glazed windows to kitchen and bedroom, the next owner can move in with nothing to do.

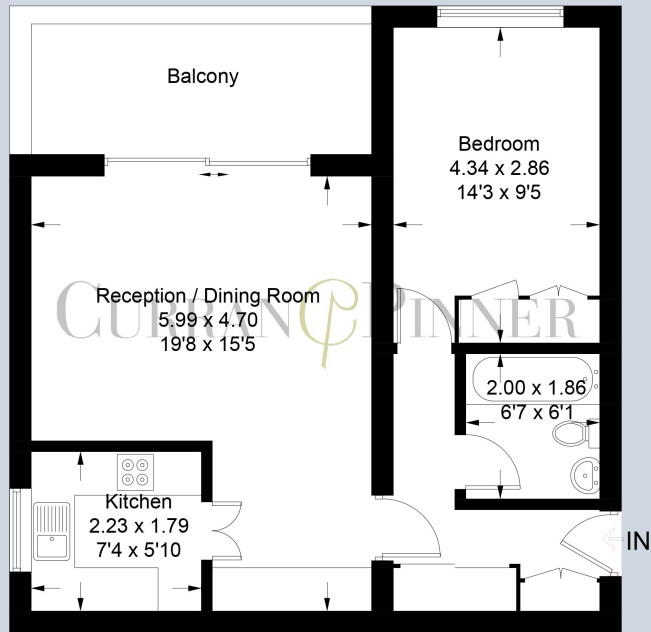
The large light filled 19'8 x 15'5 reception room is located to the rear and enjoys a high degree of natural sunlight due to the double glazed patio doors opening onto private balcony. The Kitchen incorporates a full range of wall and base units with partial integrated appliances, the Double Bedroom features in built wardrobes and is positioned to the rear of the property. The Bathroom is fully tiled with shower over bath and contemporary fittings.

Further features include bespoke bookshelf and cupboards to lounge, double glazing throughout, glass fronted storage cupboard to hallway and secure entry phone system.

All of these aspects make this property one which should not be missed, we strongly recommend your earliest viewing in order to take advantage of this fantastic opportunity as the property will only be marketed for sale for a minimal amount of time

Tenure:Share of Freehold Lease Length:973 years Service Charge:£190.57per month (TBC) Ground Rent:N/A Council Tax Band:D





First Floor

53.5 Square Metres
576 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

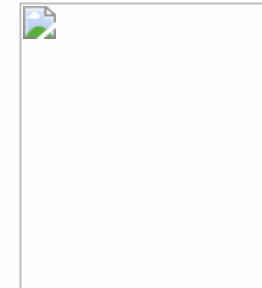
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Reception Room 4.70m x 5.99m (15' 5" x 19' 8")

Kitchen 1.79m x 2.23m (5' 10" x 7' 4")

Bedroom 2.86m x 4.34m (9' 5" x 14' 3")

Bathroom 1.86m x 2.00m (6' 1" x 6' 7")



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