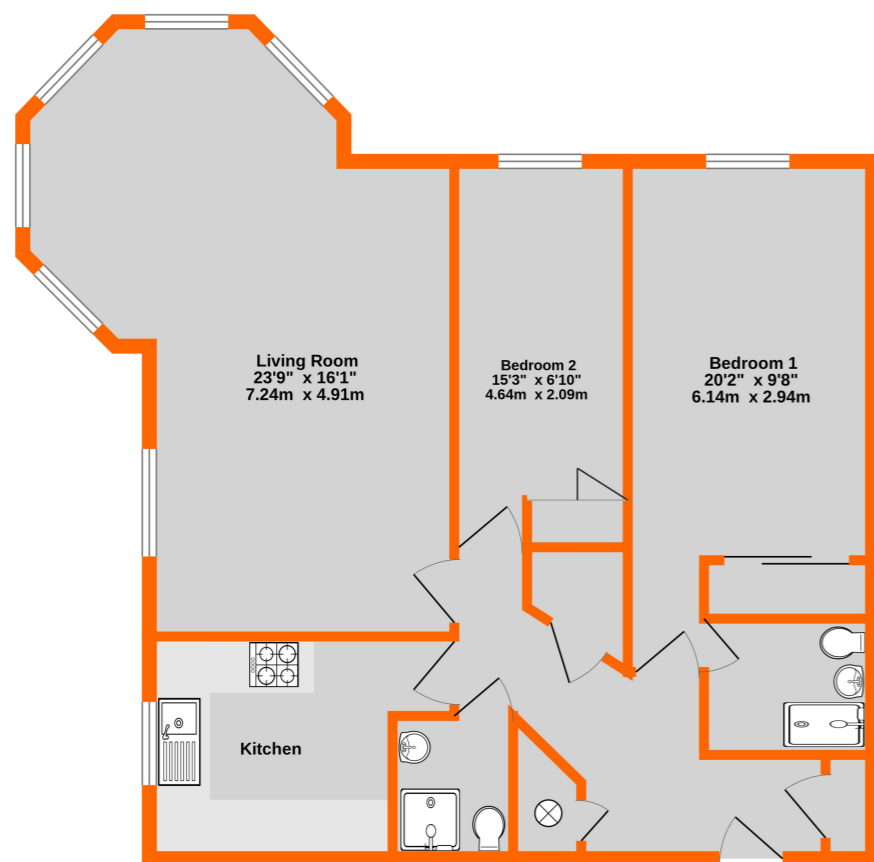


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 10, 61 Albemarle Road, Beckenham, Kent BR3 5HW
£445,000 Leasehold

- Spacious modern second/top floor flat
- Easy access to High Street and stations
- Generous main bedroom with en suite
- Good storage cupboards and wardrobes
- Convenient location with LIFT access
- Bright living room with feature "tower" bay
- Wood flooring and recently re-fitted kitchen
- Gated allocated parking space to rear

Flat 10, 61 Albemarle Road, Beckenham, Kent BR3 5HW

Offered by our PARK LANGLEY office - Impressive flat ideal for occupation or investment with EPC Rating C. On the top floor with LIFT ACCESS, the property has a wonderful living room extending into the tower at the corner of the building with ample windows providing plenty of natural light. The flat has two generous bedrooms with wardrobes and the main bedroom has an en suite that is now appointed as shower room. There is a second shower room off the entrance hall along with airing cupboard and two large storage cupboards giving good storage for a flat. The flat also has a new fitted kitchen with appliances, double glazed windows with the addition of plantation shutters (as detailed), attractive wood flooring, recently replaced Vaillant boiler and allocated parking space to rear, with gated access, plus visitor parking.

Location

This property is part of a prestigious development situated on the corner of Albemarle Road and Westgate Road, approximately half a mile from Beckenham High Street with an good range of shops restaurants and other amenities. Beckenham Junction is at the end of Albemarle Road with trains to Victoria and The City as well as tram services to Croydon and Wimbledon. Local shops are available on Bromley Road at Oakhill Parade along with The Chancery "gastro" pub.



Second/Top Floor

Spacious Entrance Hall

large coat cupboard plus airing cupboard with slatted shelf beside insulated hot water cylinder and further large storage cupboard, radiator, entryphone, wood strip flooring

New Fitted Kitchen

2.91m x 2.77m (9'7 x 9'1) re-appointed with base cupboards and drawers beneath quartz work surfaces with matching upstands, double cupboard beneath work surface conceals recently installed Vaillant gas boiler, integrated washing machine, inset stainless steel sink with mixer tap, cooker hood above new 4-ring gas hob with new Neff electric oven beneath, tall cupboard plus tall larder cupboard with pull out trays beside integrated upright fridge/freezer, eye level cupboards and Bosch built-in microwave, tiled floor, radiator, double glazed window to front

Impressive Living Room

7.24m x 4.91m (23'9 x 16'1) wood strip flooring, three radiators, ample space for dining table, double glazed window to front and feature tower bay to front corner of building having five double glazed windows providing lots of natural light with plantation shutters

Bedroom 1

6.14m max x 2.94m max (20'2 x 9'8) to include recess by door and built-in triple wardrobe providing considerable storage, wood strip flooring, radiator, double glazed window to side with plantation shutters

En Suite Bathroom

2.02m x 1.64m (6'8 x 5'5) now re-appointed as a shower room with full width walk-in shower having fixed overhead shower and hand shower with glazed screen, wash basin with mixer tap having two deep drawers beneath, low level wc, tiled walls, mirror plus shaver point above basin, heated towel rail, tiled floor, downlights and extractor

Bedroom 2

4.64m x 2.09m (15'3 x 6'10) to include built-in wardrobe, radiator, wood strip flooring, double glazed window to side with plantation shutters

Shower Room

1.65m x 1.44m (5'5 x 4'9) tiled shower cubicle with sliding doors having fixed overhead shower plus hand shower, pedestal wash basin with mixer tap, low level wc, tiled walls, heated towel rail, tiled floor, mirror plus shaver point above basin, downlights and extractor

Outside

Access

the property has a lift service and stairs from the ground floor where this is a communal hall with access to the rear of the property and path to communal gardens and parking area

Gated Parking

allocated parking space (no.10) by path from rear of building. Gated vehicle access providing extra security via underpass at far end of building plus six visitor parking spaces to rear and additional space to front



Communal Grounds

areas laid to lawn with established shrubs to rear, bin storage beneath underpass beside building

Additional Information

Lease

125 years from 29 September 2005 - to be confirmed

Ground Rent

£150 per annum - To be confirmed

Maintenance

Currently £155 per month = £1,860 per annum - To be confirmed

Council Tax

London Borough of Bromley - Band E

Agents Note

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

