

Flat 1, 5 Kemerton Road, Beckenham, Kent BR3 6NJ

An attractive period property thought to be converted into five flats in the 1980s. With its double fronted design, this ground floor flat occupies the front bay, creating a wonderful feature to the living room, and from this room there is a large opening to the fitted kitchen. There are two bedrooms with the main having fitted wardrobes (one housing the modern combination boiler) and the second bedroom/study has a delightful view and double doors accessing the communal gardens at the rear. The driveway beside the building leads to the garage at the rear of the development and there are unallocated bays to the side and on street parking available in this extremely quiet no-through road.

Location

Kemerton Road is a no through road off Wickham Road and is approximately half a mile from Beckenham High Street, with a good range of shops, cafes and restaurants as well as a cinema. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. The very popular Clare House School is located at the junction of Oakwood Avenue and Overbury Avenue. Bromley Road Infants School and St Christopher's Primary are also in the vicinity. Entrances to Kelsey Park are found on Wickham Road and local shops will be found at the end of Wickham Road, by the Park Langley roundabout, or at Oakhill Parade on Bromley Road.



Ground Floor

Entrance Hall

6.44m (21' 2") in length leading to additional area with door to shallow shelved cupboard, step down towards bedroom 2 with wood finish floor, radiator, downlights, high level cupboard housing fuse box

Living Room

4.26m x 4.10m max into bay (14' 0" x 13' 5") wood finish floor, radiator, high level skirting, storage lockers to bay with double glazed windows to front, large opening to

Kitchen

3.12m x 2.01m (10' 3" x 6' 7") base cupboards and drawer plus matching eye level cabinets, integrated fridge and freezer, plumbing for washing machine, work surfaces with inset stainless steel 1½ bowl sink and drainer with mixer tap, concealed extractor hood above stainless steel 4-ring gas hob with Beko electric oven beneath, wall tiling, wood finish floor, double glazed window to side

Bedroom 1

4.24m x 3.21m max (13' 11" x 10' 6") to include pair of fitted wardrobes either side of chimney breast providing full height storage, one cupboard housing Vaillant combination boiler, display shelving with locker cupboards above, radiator, double glazed window to rear

Bedroom 2

3.13m max x 2.71m max (10' 3" x 8' 11") wood finish floor, radiator, double glazed window to side and double glazed doors to communal rear gardens

Shower Room

1.97m x 1.54m (6' 6" x 5' 1") white full width shower tray having fixed overhead shower, further hand spray attachment and glazed hinged screen, low level wc, wash basin with mixer tap having cupboard and drawers beneath, chrome heated towel rail, mirror with shelf and downlights, fully tiled walls, downlights, extractor fan, double glazed window to side

Outside

Communal Gardens

paved terrace accessed from Bedroom 2 with area of lawn

Garage

1st on left with up and over door, to far end accessed via driveway beside property with additional parking for block on first-come-first-serve basis beside development

Additional Information

Lease

999 years from 1 January 2019 with Share of Freehold - to be confirmed



Maintenance

currently £125 per month including buildings insurance - to be confirmed

Council Tax

London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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

