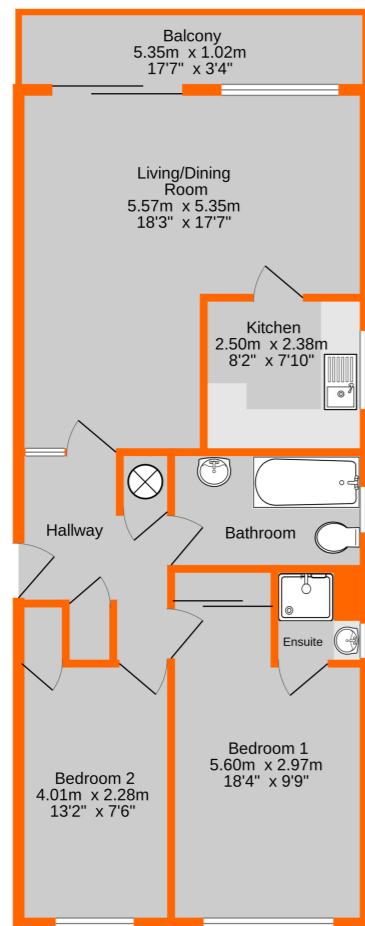


First Floor Flat
 68.2 sq.m. (734 sq.ft.) approx.

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		75	80
		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 68.2 sq.m. (734 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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



Viewing by appointment with our Beckenham Office - 020 8650 2000

6 Margaret Court, 28 Albemarle Road, Beckenham, Kent BR3 5XW £375,000 Leasehold

- Two bedrooms
- Bathroom & En-Suite
- Living room with full width balcony
- Fitted kitchen
- 999 year lease from 2010
- Garage en-bloc
- Close to High Street
- Chain free

6 Margaret Court, 28 Albemarle Road, Beckenham, Kent BR3 5XW

This spacious two bedroom balcony flat is situated on the first floor and to the rear of this popular well located block enjoying a sunny aspect from the 'L' shaped living room over the communal gardens, there is also a kitchen that has a range of fitted units. Both of the bedrooms are a good size and have built-in wardrobes, the main bedroom also has an en-suite shower room, the fully tiled bathroom has a coloured suite. Whilst benefiting from double glazing and central heating, complete modernisation is required throughout thus giving the incoming purchaser the ideal opportunity to modernise and improve the flat to their own taste and standard, we recommend a viewing

Location

Margaret Court occupies a convenient location on Albemarle Road just 0.3 of a mile from the High Street with its fantastic range of shops, restaurants and bars. Beckenham Junction Railway Station with services to Charing Cross and London Bridge, DLR connection at Lewisham for Canary Wharf, there is also the Tramlink service to Croydon and Wimbledon. An entrance to the wonderful Beckenham Place Park in Westgate Road is 0.5 miles away.



Ground Floor

Communal Entrance

stairs to

First Floor

Door to

Entrance Hall

built-in airing cupboard, built-in shelved cupboard, double radiator, video entryphone system

Living/Dining Room

5.57m x 5.35m (18' 3" x 17' 7")
window to rear, sliding patio doors to south facing balcony which overlooks the communal gardens, double radiator, doors to

Kitchen

2.50m x 2.38m (8' 2" x 7' 10")
window to side, fitted with a range of units comprising inset stainless steel single drainer sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in cupboard housing Potterton gas fired boiler for central heating and hot water, eye level cupboards to one wall, cupboard housing gas meter, tiling to four walls

Bedroom 1

5.60m x 2.97m (18' 4" x 9' 9")
windows to front, double radiator, built-in mirror fronted wardrobes, door to

En-Suite Shower Room

obscure window to side, shower cubicle, wash basin, fully tiled walls

Bedroom 2

4.01m x 2.28m (13' 2" x 7' 6")
windows to front, built-in wardrobes housing electric meter, radiator

Bathroom

window to side, fitted with a coloured suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, toilet, tiled shelf, double radiator, fully tiled walls

Outside

Communal Gardens

Lease Details

Lease

we are advised by the vendor 999 year lease from 2010

Maintenance

the vendor has advised the maintenance is £2160.00 per annum for the current year

Ground Rent

the vendor has advised there is no ground rent

Council Tax

Band D