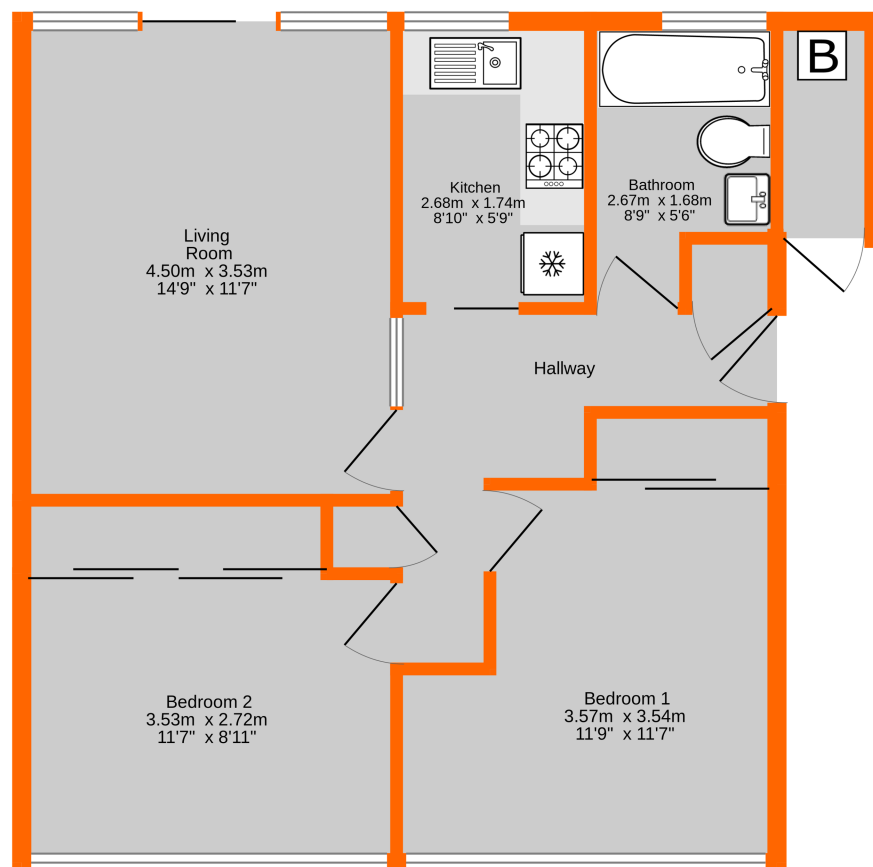


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 58.1 sq.m. (625 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

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 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

2 Doric Court, Albemarle Road, Beckenham, Kent BR3 5JA Offers in Excess of £350,000 Share of Freehold

- Well presented ground floor flat
- Fitted kitchen overlooking gardens
- Gas centrally heated & double glazed
- Sought after central location
- Two double bedrooms with wardrobes
- Virtually south facing paved terrace
- Contemporary bathroom
- Gated residents parking

2 Doric Court, Albemarle Road, Beckenham, Kent BR3 5JA

Proctors Beckenham office are pleased to offer for sale this lovely south facing ground floor flat situated only minutes from the High Street. The well presented accommodation comprises, living room with glazed sliding doors onto south facing terrace with communal gardens beyond, fitted kitchen, two double bedrooms both with wardrobes and a contemporary fitted bathroom. Benefits include sealed unit double glazed replacement windows, gas radiator central heating with a renewed combination boiler, fitted carpets, audio/visual security entry system, share of freehold and a renewed lease, resident parking and communal gardens.

Location

Situated within half of a mile of the High Street with it's fantastic shopping, bars and restaurants and cinema together with Beckenham Junction Station and Tramlink. Bus services run along Foxgrove and Bromley Roads together with local shops near to the junction with Westgate Road. Beckenham Place Park is also within that distance at the opposite end of Westgate Road and schools for all ages are available within the vicinity



Ground Floor

'L' Shaped Entrance Hall

built-in coats cupboard houses fuse box, further built-in storage cupboard, glazed panel door and panels to

Living Room

4.50m x 3.53m (14' 9" x 11' 7") a lovely bright room, virtually south facing with glazed triple doors, the middle opening to the outside, being tilt and turn, all the glazing in this room has sun reflective, privacy film fitted

Paved Terrace

south facing and open to the gardens and planted by mature shrub and flower borders

Kitchen

2.68m x 1.74m (8' 10" x 5' 9") real wooden floor, white units comprising, base cupboards, drawers and wall cupboards, worktops, inset 4 ring gas hob, extractor hood over, oven under, stainless steel, single drainer sink unit with mixer tap, plumbing and space for washing machine, window to rear overlooking gardens, space for fridge/freezer, hatchway to living room

Bedroom 1

3.57m x 3.54m (11' 9" x 11' 7") triple glazed sealed unit double glazed and secondary glazed windows to front, built-in double wardrobe

Bedroom 2

3.53m x 2.72m (11' 7" x 8' 11") triple glazed with sealed unit double glazed and secondary glazed windows to front, triple wardrobe with shelved, hanging space

Bathroom

2.67m x 1.68m (8' 9" x 5' 6") contemporary in feel, with a white suite of washbasin with mixer tap and drawer below, toilet, tiled, panel bath with mixer tap and shower hand spray with rain shower head over, stripped wooden effect laminate flooring, extractor fan, tilt and turn window to rear, radiator/heated towel rail

Outside

Private Lockable Storage Cupboard

wall mounted, renewed Worcester combination boiler, gas meter

Communal Garden

well maintained mature communal gardens with shrub/flower beds and trees

Parking

there are electric remote gates from Westgate Road giving access to residents parking spaces, non allocated. Doric Court is approached via a in and out driveway with visitor parking and bin store

Lease Details

Lease

vendor has confirmed lease is 997 years

Ground Rent

vendor has confirmed the ground rent is nil

Maintenance

vendor has confirmed the maintenance is £1425.00 per annum

Council Tax

Band D

