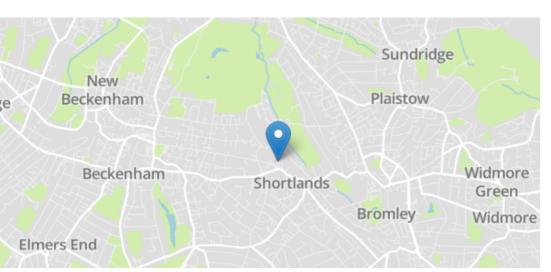
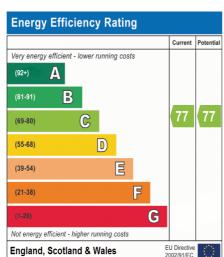
Park Langley Office

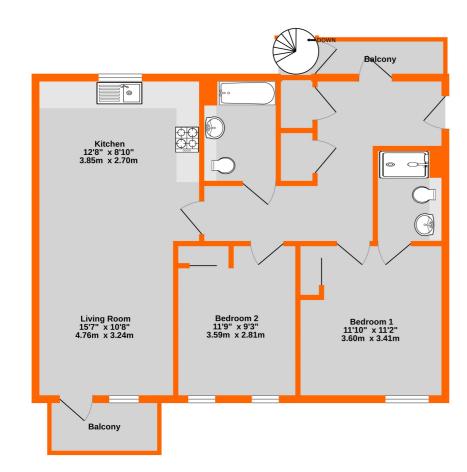
- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london







FIRST FLOOR 757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: "75" sq.ft. ("70.3 sq.ft.n) approx.
Whist every attempt has been made to exame the accuracy of the floorpian contained here, measurements of doors, windows, coms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustratine 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 operating of efficiency can be given.

isdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents 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 Solicitor 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.



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Viewing by appointment with our Park Langley Office - 020 8658 5588

19 Ibis Court, 135 Albemarle Road, Beckenham BR3 5FE £465,000 Leasehold

- Exceptional 2 bedroom modern apartment
- Open plan fitted kitchen and living room
- Two double bedrooms and two bathrooms
- Allocated parking space and store room
- Balcony off sitting room plus rear balcony
- Short walk to Shortlands Station and shops
- Set behind main block with gated driveway

104 Wickham Road, Beckenham, BR3 6QH

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19 Ibis Court, 135 Albemarle Road, Beckenham BR3 5FE

Excellent apartment with 12m/40ft PRIVATE GARDEN set to the rear of this exclusive modern block built by Michael Shanly Homes in 2013, approached via SECURE GATED driveway, The two rear apartments share an enclosed central staircase and enjoy a unique sense of privacy having no shared walls abutting neighbours. The current owner added the rear balcony with stairs to the garden and has also installed a window in the kitchen giving extra natural light. Fitted kitchen is open plan to the spacious living room with front balcony enjoying southerly aspect. Two double bedrooms and TWO BATHROOMS in very good condition, including en suite to main bedroom. Allocated parking space beneath with door to large STORAGE ROOM giving ground floor entry to garden.

Location

Situated very conveniently at the end of Albemarle Road, just a few minutes walk to Shortlands Village with local speciality and convenience stores together with Shortlands Station providing frequent services to London Blackfriars, Victoria and Bromley South. Bromley town centre is about a mile away with the Churchill Theatre, the Glades shopping centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction there are trains to Victoria and The City plus tram services to Croydon and Wimbledon.











First Floor

Entrance Hall

3.96m max x 3.74m max (13'0 x 12'3) L-shaped plus additional with double glazed door to Rear Balcony and garden, airing cupboard with Megaflo hot water cylinder, coat cupboard, wood strip flooring,

Rear Balcony

2.9m x 0.9m (9'6 x 2'11) with staircase down to private garden

Open Plan Kitchen/Living Room

7.63m x 3.86m max (25'0 x 12'8) arranged as follows:

~ Kitchen

 $3.85\,m$ x $2.7\,m$ (12'8 x 8'10) open to living room and well appointed with base cupboards and drawers plus integrated dishwasher and washer/dryer beneath work surfaces, inset 1½ bowl single drainer sink with waste disposal and mixer tap, Siemens cooker hood and stainless steel splashback above 4ring ceramic hob, built in electric oven and microwave, integrated upright fridge/freezer, wall tiling, radiator, tiled floor, wall cupboard concealing Potterton Promax SL gas boiler, double glazed window to rear

~ Living Room

4.76m x 3.24m (15'7 x 10'8) plus recess by door, wood strip flooring, radiator, full height double glazed windows and door to Front Balcony

2.57m x 1.23m (8'5 x 4'0) enjoys sunny southerly





Bedroom 1

3.6m x 3.41m (11'10 x 11'2) includes built in double wardrobe with sliding doors, radiator, full height double glazed window to front

En Suite Shower Room

2.2m x 1.63m (7'3 x 5'4) large tiled shower cubicle with sliding door, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling with large mirror above basin, shaver point, chrome heated towel rail, tiled floor, downlights and

3.59m x 2.81m (11'9 x 9'3) includes fitted double wardrobe with sliding doors, radiator, full height double glazed windows to front

Second Bathroom

2.45m x 1.77m (8'0 x 5'10) large white panelled bath with hinged screen over plus fixed overhead shower and hand shower, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling, large mirror above basin, shaver point, chrome heated towel rail, tiled floor, downlights and extractor

Outside

Private Rear Garden

about 12.05m max x 6.9m max (39'6 x 22'8) entry at ground floor level through Store Room to rear of parking space or from Rear Balcony via spiral staircase, extensively paved for ease of maintenance, outside lights and water tap, steps to area beside building with timber shed, external power point to





5.3m x 2.35m (17'5 x 7'9) allocated covered space beneath the flat (4th space along from driveway)

Storage Room

2.54m x 2.38m (8'4 x 7'10) with light and power, door from allocated parking space plus further door to private garden

Additional Information

EXTENDED LEASE

recently extended 125 year lease from 5 September

Ground Rent

Peppercorn

Maintenance

annual Service Charge for 2025 - £2,844.90 paid to Anthem Management

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

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

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