



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(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		

FITZGERALD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 806 SQ FT - 74.88 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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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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For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

4 Fitzgerald Place, 66 The Avenue, Beckenham, Kent BR3 5ES

Offers in Excess of £325,000 Leasehold

- Two bedrooms
- En-suite shower room & bathroom
- Spacious lounge
- Communal gardens
- Central heating via combination boiler
- Double glazing
- Fitted kitchen
- Convenient location

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4 Fitzgerald Place, 66 The Avenue, Beckenham, Kent BR3 5ES

This chain free 806 sq ft (74.88 sq ft) two double bedroom apartment is situated on the first floor of this popular block that is located in the quiet unmade section of The Avenue with Ravensbourne Station and Beckenham Place Park close by. There is a welcoming entrance hall, 19'10" x 10'8" lounge, the fitted kitchen has a range of units with built-in stainless steel oven and hob. The main bedroom has mirror fronted built-in wardrobes and en-suite shower room with walk in double shower, there is also the second bedroom and bathroom with white suite. There are well maintained communal gardens. We recommend a viewing.

Location

Fitzgerald Place is situated in the unmade section of The Avenue, local shops and bus services in Bromley Road are 0.5 of a mile away. Ravensbourne Railway Station with services to Blackfriars is also 0.5 of a mile away. Beckenham Junction Station with services to Victoria and London Bridge is about 0.6 of a mile away with Beckenham High Street beyond with its wide selection of cafes, restaurants, bars and shops. The wonderful Beckenham Place Park is also 0.4 of a mile away.



Ground Floor

Communal Entrance

stairs to

First Floor

Front door to

Entrance Hall

built-in airing cupboard houses hot water cylinder, radiator, coving

Lounge

6.05m x 3.24m (19' 10" x 10' 8") double glazed windows to front, double radiator, coving

Kitchen

3.03m x 2.34m (9' 11" x 7' 8") double glazed windows to side, range of units comprising inset circular stainless steel sink and drainer with mixer tap and cupboard under, working surface to three walls with cupboards and drawers under, built-in stainless steel electric over and 4 ring gas hob with extractor fan over, built-in fridge/freezer and integral washing machine, eye level cupboards to two walls, vinyl flooring, tiling to three walls, radiator, coving, spotlights

Bedroom 1

6.20m x 3.50m (20' 4" x 11' 6") double glazed windows to front, full mirror fronted wardrobes to one wall, radiator, coving, door to

En-Suite Shower Room

fully tiled double shower, wash basin inset with mixer tap and cupboard under, toilet with concealed cistern, large wall mirror, chrome heated towel rail, vinyl flooring, tiling to two walls

Bedroom 2

4.21m x 3.37m (13' 10" x 11' 1") double glazed windows to front, radiator, coving

Bathroom

white suite comprising panelled bath with mixer tap and shower attachment, wash basin inset with mixer tap and cupboards under, toilet with concealed cistern, vinyl flooring, chrome heated towel rail, extractor fan, tiling to four walls, coving

Outside

Communal Gardens

well maintained communal gardens

Lease Details

Lease

the vendor has confirmed there are 114 years remaining on the lease

Maintenance

the vendor has confirmed the maintenance is £2,200 per annum

Ground Rent

the vendor has confirmed the ground rent is £125 per annum (increase in 2039 to £250)

Additional Information

Council Tax
London Borough of Bromley - Band D
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