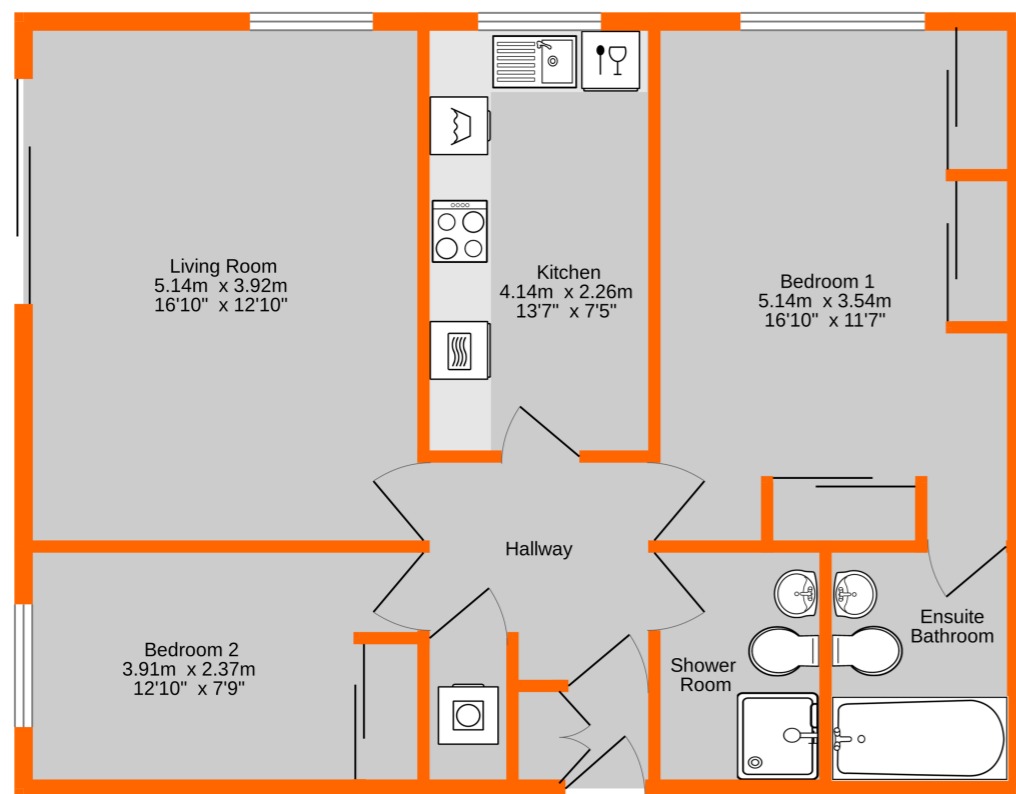


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 72.8 sq.m. (784 sq.ft.) approx.



TOTAL FLOOR AREA : 72.8 sq.m. (784 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.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Glenbyrne Lodge, 38 Albemarle Road, Beckenham, Kent BR3 5HN
£420,000 Share of Freehold

- Share of Freehold
- Two double bedrooms
- En-suite bathroom & shower room
- Spacious living room
- Fitted kitchen
- Double glazing & central heating
- Communal gardens & garage
- Well located

1 Glenbyrne Lodge, 38 Albemarle Road, Beckenham, Kent BR3 5HN

This spacious ground floor two bedroom apartment forms part of this popular block that is well located for the amenities of Beckenham High Street and an entrance to the expansive Beckenham Place Park. The apartment offers spacious accommodation including a 16'10" x 12'11" double aspect living room with sliding doors to a private terrace, there is also a 13'6" x 7'5" kitchen that is fitted with a comprehensive range of fitted units with appliances, the main bedroom has fitted wardrobes and an en-suite bathroom with white suite, there is also a second bedroom and shower room. We recommend a viewing at this well presented apartment that comes to the market chain free

Location

Glenbyrne Lodge occupies a convenient location on Albemarle Road just 0.5 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

front door to

Entrance Lobby

built-in coats cupboard, door to

Entrance Hall

built-in storage cupboard, wooden laminate flooring, double radiator, coving, security entryphone handset

Living Room

5.14m x 3.92m (16' 10" x 12' 10") sliding patio doors to private terrace, windows to side, wooden laminate flooring, double radiator, coving

Kitchen

4.14m x 2.26m (13' 7" x 7' 5") windows to side, fitted with a range of modern units comprising inset stainless steel single drainer sink unit with mixer tap and cupboards under, working surface to two walls with cupboards and drawers under, built-in AEG double oven, four ring hob with extractor fan over, washing machine and dishwasher to remain, built-in wine rack, eye level cupboards to one wall with concealed lighting, wall mounted Vaillant combination boiler for central heating and

hot water, coving, spotlights

Bedroom 1

5.14m x 3.54m (16' 10" x 11' 7") window to side, comprehensive range of fitted wardrobes to two walls with hanging and storage space, wooden laminate flooring, double radiator, coving, door to

En-Suite bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, inset wash basin with mixer tap and cupboards under, toilet with concealed cistern, chrome heated towel rail, fully tiled walls, ceramic tiled floor, mirror fronted medicine cabinet, coving, spotlights, extractor fan

Bedroom 2

3.91m x 2.37m (12' 10" x 7' 9") windows to front, fitted wardrobes with hanging and storage space, high level cupboards to one wall, wooden laminate flooring, double radiator, coving

Shower Room

fully tiled shower cubicle, inset wash basin with mixer tap and cupboards under, toilet with concealed cistern, chrome heated towel rail, fully tiled walls, ceramic tiled floor, wall mirror, coving, spotlights,

extractor fan

Outside

Gardens

well maintained communal gardens

Garage

there is a single garage en-bloc

Lease Details

Lease

to be confirmed

Maintenance

to be confirmed

Ground Rent

to be confirmed

Council Tax

Band E