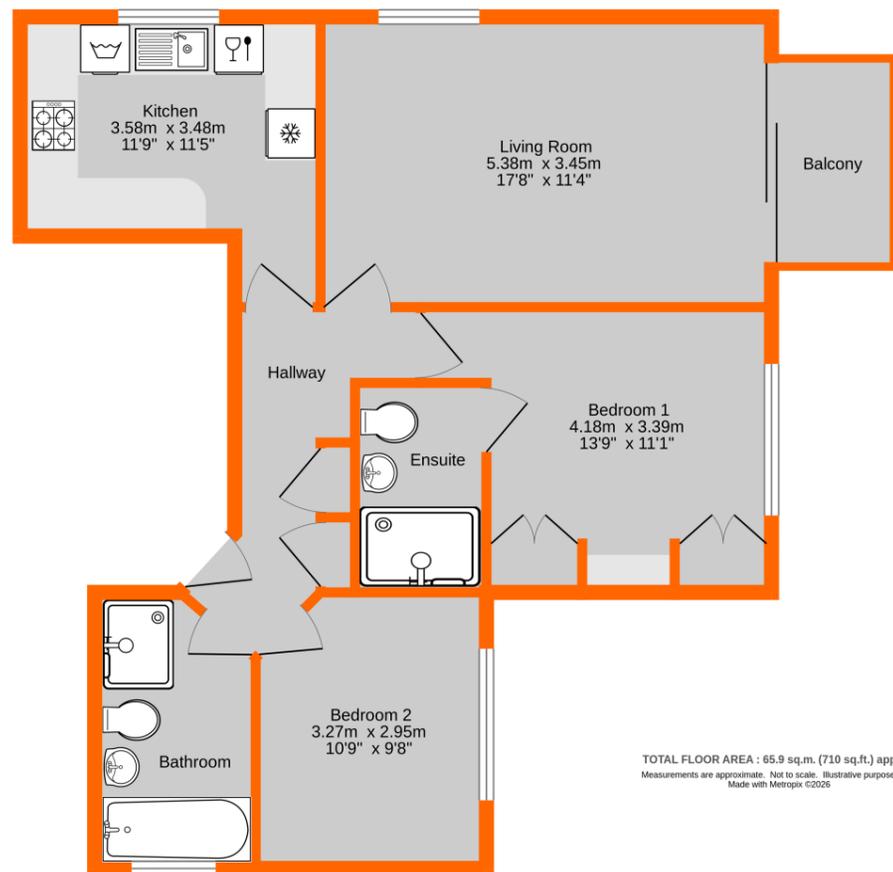


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

1st Floor Flat
 65.9 sq.m. (710 sq.ft.) approx.



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 4 Broad Water, 114a Bromley Road, Beckenham, Kent, BR3 5NU
£450,000 Share of Freehold

- First floor apartment
- Lift service
- Two double bedrooms
- Fully fitted kitchen
- Bathroom & shower room
- Balcony & allocated parking
- Clare House Primary catchment
- Popular, convenient location

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



Flat 4 Broad Water, 114a Bromley Road, Beckenham, Kent BR3 5NU

Set within a modern and select development built in the mid 2000s, this well presented first floor apartment enjoys a quiet rear position with a sunny south west aspect overlooking the communal gardens. Offered chain free and recently redecorated, the property provides spacious, light filled accommodation including a generous living room with a usable balcony, a contemporary separate fitted kitchen, two double bedrooms and two modern bathrooms. Additional benefits include allocated parking behind remote controlled electric gates, well maintained communal gardens, a lift, gas central heating, double glazing, an audio/visual entry system and the advantage of a share of freehold.

Location

Ideally positioned at the corner of Bromley Road and Oakwood Avenue, this property is just moments from the local shops and bus services of Oakhill Parade, and within easy walking distance of Clare House Primary School. Beckenham High Street—offering an excellent choice of cafés, restaurants, bars and shops—is approximately half a mile away, together with Beckenham Junction Station, providing rail services to London Victoria and London Bridge, as well as Tramlink connections to Croydon and Wimbledon. The beautiful open spaces of Kelsey Park are also close by, adding to the appeal of this well connected and family friendly location.



Ground Floor

Communal Entrance Hall

accessed via security entry system with stairs and lift to all floors.

First Floor

Entrance Hall

built in storage cupboard housing the recently updated consumer unit. Wall mounted audio/visual entry system.

Living Room

a large and bright dual aspect room with an opaque window to the side and glazed sliding doors opening onto a tiled south west facing balcony overlooking the gardens.

Fitted Kitchen

modern kitchen comprising base and wall units with quartz worktops and risers, inset 1.5 bowl stainless steel sink with mixer tap, and integrated appliances including dishwasher, washer/dryer, fridge/freezer, eye-level microwave, gas hob with extractor above and electric oven below. Features also include a corner carousel, deep drawers, pull down breakfast larder and tiled flooring. Window to side. Houses the recently replaced wall mounted Worcester gas combination boiler.

Bedroom 1

rear facing with fitted wardrobes spanning one wall, additional drawer and cupboard units, and feature mirror. Door to:

En-Suite Shower Room

walk in double shower, vanity unit with inset basin and mixer tap, concealed cistern WC, radiator, tiled walls and floor, mirror, shaver point and extractor fan.

Bedroom 2

rear facing double bedroom with pleasant garden outlook.

Bathroom

white suite comprising enclosed panelled bath with mixer tap and hand spray, separate walk in shower, vanity unit with inset basin and mixer tap, concealed cistern WC, towel radiator, fully tiled walls and floor, window to side, extractor fan, coved cornice and shaver point.

Outside

Parking

remote controlled electric gates provide access to the allocated parking space located to the rear of the development.

Communal Gardens

well-tended gardens to both the front and rear.

Lease Details

Lease

share of freehold, balance of 125 years from 1/1/2005, (104 years remaining)

Service Charge

£3,673.30 for the current year (1/1/26 to 31/12/26)

Ground Rent

None

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