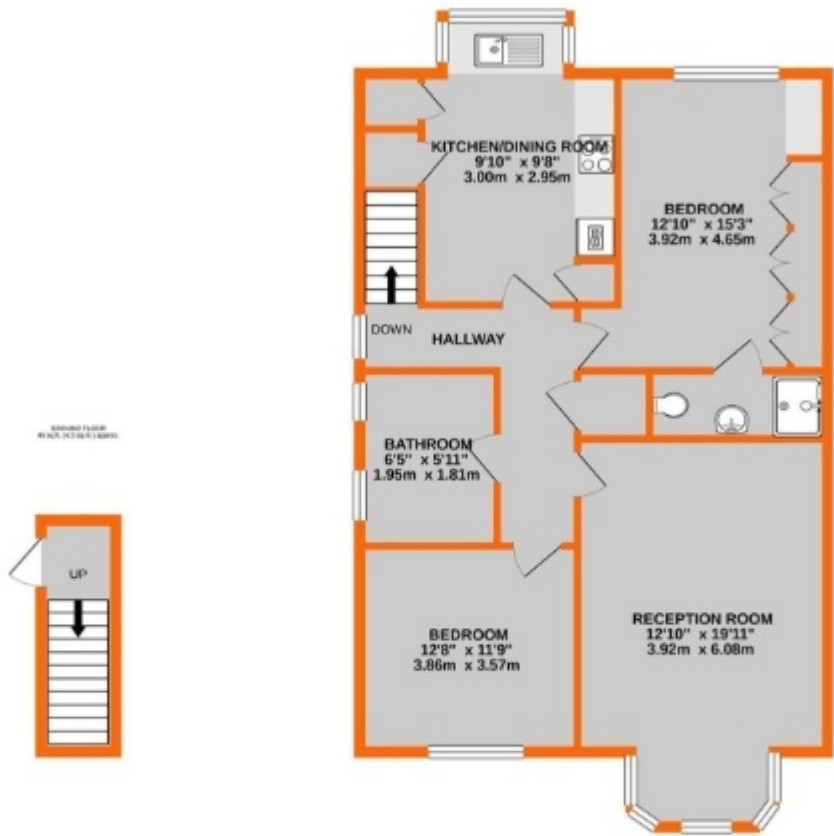


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 6 Elmfield Court, Westgate Road, Beckenham, Kent BR3 5EA  
£500,000 Share of Freehold

- Stunning first floor maisonette
- Fully integrated kitchen/breakfast room
- Double glazed with plantation shutters
- Near to Beckenham Place Park
- Underfloor heating throughout
- Two double bedrooms with wardrobes
- Superb refurbishment
- Two parking spaces

**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](http://www.proctors.london)





## Flat 6 Elmfield Court, Westgate Road, Beckenham, Kent BR3 5EA

This fabulous refurbished first floor two bedroom maisonette, having been completely stripped back and refurbished in 2021, now offering underfloor heating throughout and renewed with Worcester gas combination boiler. There is now a fully integrated kitchen/breakfast room with appliances and utility cupboard, both bedrooms have fitted wardrobes, the main with en-suite shower room and a guest bathroom. Superb sitting room and outside are two allocated parking spaces accessed via an electronic gated driveway. Benefits include fitted carpets, sealed unit double glazed replacement windows with plantation style shutters, replaced internal doors, coved cornicing, downlights and having been rewired and a share of freehold.

### Location

Elmfield Court is a pleasant development of six 1950's built maisonettes situated along Westgate Road in the section between Foxgrove Road and The Avenue very close to Beckenham Place Park, Beckenham High Street with its extensive shopping, bars, restaurants and cinema and Beckenham Junction mainline railway station (Victoria and Blackfriars) together with tramlink to Croydon and Wimbledon is approximately half a mile away. Ravensbourne railway station (Blackfriars) is also within that distance. Bus routes operate along Foxgrove Road serving local town centres, and there are schools for all ages within the vicinity.



### Ground Floor

#### Canopied Porch

hardwood entrance door, stairs to

### First Floor

#### 'L' Shaped Entrance Hall

opaque window to side, built-in shallow cupboard housing renewed consumer unit, further large deep shelved storage cupboard houses underfloor heating manifold and access to plumbing for en-suite

#### Living Room

7.14m x 3.91m (23' 5" x 12' 10") bay to front, lovely large, sunny room, three wall light points

#### Kitchen/Breakfast Room

4.29m x 3.10m (14' 1" x 10' 2") laminated floor, Ultima fitted kitchen, comprises base cupboards, deep drawers and wall cupboards all soft close, topped by composite stone worktops and risers, under counter one and a half bowl sink unit with mixer tap and water boiler combination tap, waste disposal, inset 4 ring induction hob, canopy extractor over, separate eye level oven and combination microwave oven/grill, integrated fridge/freezer, slimline dishwasher, downlights, utility cupboard housing, plumbing and space for washing machine and tumble dryer over, further large storage cupboard houses Worcester gas combination boiler

#### Bedroom 1

4.57m x 3.15m (15' x 10' 4") windows to rear, range of fitted wardrobes along one wall with drawers, shelved and hanging space, door to

#### En-Suite Shower Room

enclosed fully tiled walk-in shower, rain head shower, separate hand spray, vanity unit with wash basin and mixer tap, deep drawer below, mirror over, toilet with concealed cistern, shelf over, shaver point, chrome heated towel rail, extractor fan, fully tiled walls, click tile flooring

#### Bedroom 2

3.28m x 3.00m (10' 9" x 9' 10") deep window to front, range of fitted wardrobes

#### Bathroom

1.93m x 1.73m (6' 4" x 5' 8") white suite comprising of enclosed panelled bath, separate shower over with rain head, separate hand spray and wall mounted controls, fully tiled walls, vanity wash basin with mixer tap, drawers below, toilet with concealed cistern, windows to side, vanity surface mirror, shaver point, extractor, downlights, chrome heated towel rail, windows to side

### Outside

#### Parking

two allocated parking spaces via remote electric gates to rear



### Lease Details

#### Lease

Being sold with the benefit of a Share of freehold, Balance of a 999 year lease (995 remaining currently) from 22/02/2021

#### Service Charge

£800.00 P.A (paid quarterly)

#### Ground Rent

None to pay.

#### Additional Information

Council Tax  
London Borough of Bromley - Band D  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

