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Viewing by appointment with our Bromley Office - 020 8460 4166

Beckenham Lane, Bromley, Kent BR2 0DA
£269,995 Share of Freehold

- First Floor Conversion Flat
- Two Bedrooms
- Large Lounge
- Fitted Kitchen With Appliances
- Near Shortlands Station
- Offered Chain Free
- Close To Valley School
- New Lease

53a Beckenham Lane, Bromley, Kent BR2 0DA

CHAIN FREE - Two bedroom First floor Victorian conversion located in the heart of Shortlands Village. Walking distance to Shortlands Station and the popular Valley school. Large lounge with double glazed windows, fitted kitchen, two bedrooms and a white bathroom. Ideal for transport links, Bromley High Street and recreational facilities. Double glazed where listed and gas fired central heating. Communal roof terrace.

Location

Central Shortlands village location, just 0.2 of a mile to Shortlands station with connections into central London and beyond. Walking distance to Queensmead recreation ground and of all the facilities and amenities of Bromley High Street and The Glades shopping centre being around 0.6 of a mile. Multitude of bus routes pass by the front of the property connecting Bromley, Beckenham and Crystal Palace. Valley school is a short walk.



Ground Floor

Communal Entrance

Communal entrance from Beckenham Lane, stairs to First Floor.

First Floor

Entrance Hall

Wood laminate flooring, built in double storage cupboard.

Lounge

4.66m x 3.96m (15' 3" x 13' 0") Two double glazed windows to front, coved cornice, radiator, built in storage cupboard with shelves above, wood laminate flooring, wall lights.

Kitchen

3.21m x 2.44m (10' 6" x 8' 0") Glazed window to rear, range of wood effect wall and base units with worksurfaces over, stainless steel sink and mixer tap, washing machine and fridge/freezer to remain, gas cooker, wall mounted boiler, flooring as laid.

Bedroom 1

4.24m x 2.79m (13' 11" x 9' 2") Two double glazed windows to front, radiator.

Bedroom 2

3.32m x 2.48m (10' 11" x 8' 2") Double glazed window to rear, radiator.

Bathroom

3.39m x 1.62m (11' 1" x 5' 4") White suite comprising panelled bath, pedestal wash hand basin and chrome mixer tap, low level w/c, radiator, wall lights, part tiled walls.

Additional Information

Lease

A new 999 year lease from TBC. We understand from the sellers that the property will have 25% of the shared freehold. TBC

Maintenance Charge

We understand that a small service charge will be payable to cover cleaning costs of the communal entrance and servicing of the fire alarm system. TBC

Ground Rent

Peppercorn. TBC

Council Tax

London Borough of Bromley Band B
For the current rate please visit: bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/engb/broadband-coverage

For Mobile coverage at this property, please visit: checker.ofcom.org.uk/engb/mobile-coverage

Agents Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.