



£435,000  
Oakwood Avenue  
BR3

CURRAN & PINNER

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# Oakwood Avenue

BR3

- 2 Double Bedroom
- 2 Bathrooms
- 1st Floor
- Allocated Parking
- Lift
- Communal Garden





A rare opportunity to purchase this beautifully presented and well proportioned modern 2 Double Bedroom, 2 Bathroom Flat located on the first floor, offered to the market with NO ONWARD CHAIN.

Located close by to Bromley Road offering convenient access to local shops, the development is exceptionally popular with all type of buyers given the size of the accommodation, high end finish and the proximity to the vibrant Beckenham Town Centre offering a large selection of shops, restaurants and leisure facilities.

For those in need of commuter links, bus stops outside provide routes into Beckenham and Bromley, Beckenham Junction Railway Station is within walking distance with regular services into Central London and The West End via London Victoria and The City via London Blackfriars. The property would also prove suitable to someone who is seeking a quiet development and may be downsizing or who may work from home.

The accommodation is well proportioned and occupies a corner position of the bloc, all rooms are of generous dimension with the development set slightly back from the sought after tree line road of Oakwood Avenue and positioned just beyond the allocated parking space and communal gardens.

The entrance hallway with storage cupboards leads to the Lounge featuring bay and large windows providing an abundance of natural light and is one of the main selling points of this wonderful flat, the Kitchen incorporates a full range of matching wall and base units plus integrated appliances and wood effect work tops.

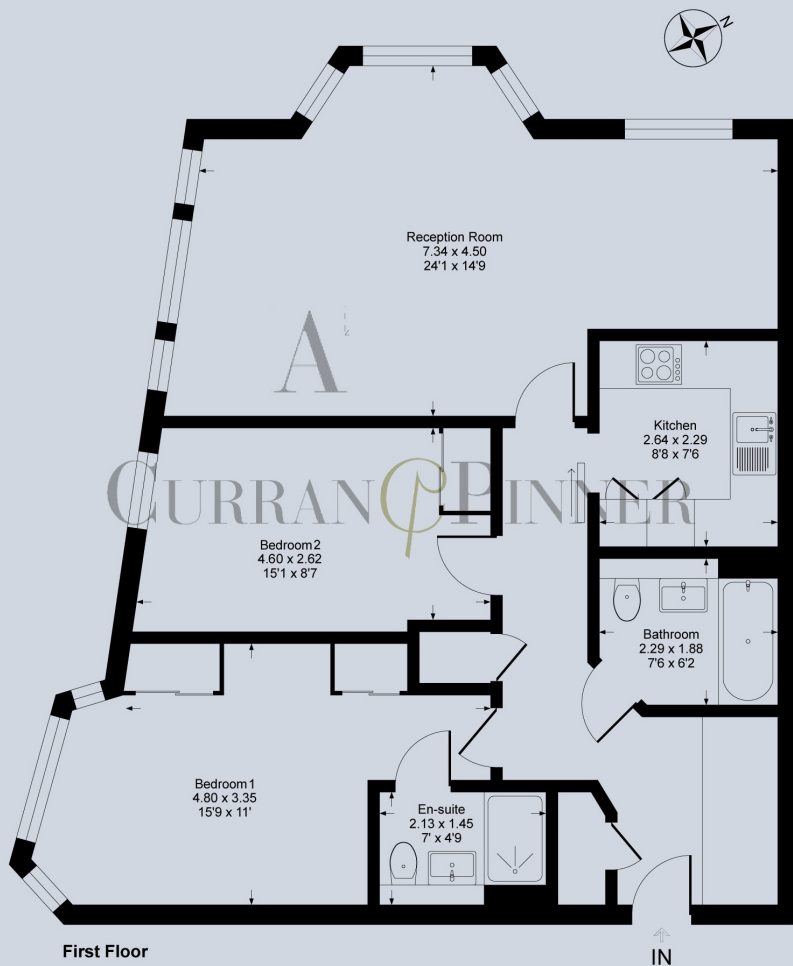
Both Bedrooms are genuine doubles with fitted wardrobes, the main benefits en suite shower room with bay windows, the fully tiled bathroom is also of a modern design with contemporary fittings.

Externally, the property features beautifully maintained communal gardens with allocated parking accessed from Oakwood Avenue. Further features include double glazing throughout, hall storage cupboards, underfloor heating, lift, bike shed and security entry phone.

Your earliest inspection comes highly recommended as this property is offered with no onward chain and would be an ideal purchase for all types of buyers.

Tenure: Leasehold Lease Length: 113 years Service Charge: £567.76 per quarter Ground Rent: £250.00pa Council Tax Band: E





83 Square Metres  
898 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Reception Room 4.50m x 7.34m (14' 9" x 24' 1")

Kitchen 2.29m x 2.64m (7' 6" x 8' 8")

Bedroom 1 3.35m x 4.80m (11' 0" x 15' 9")

En Suite 1.45m x 2.13m (4' 9" x 7' 0")

Bedroom 2 2.62m x 4.60m (8' 7" x 15' 1")

Bathroom 1.88m x 2.29m (6' 2" x 7' 6")



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