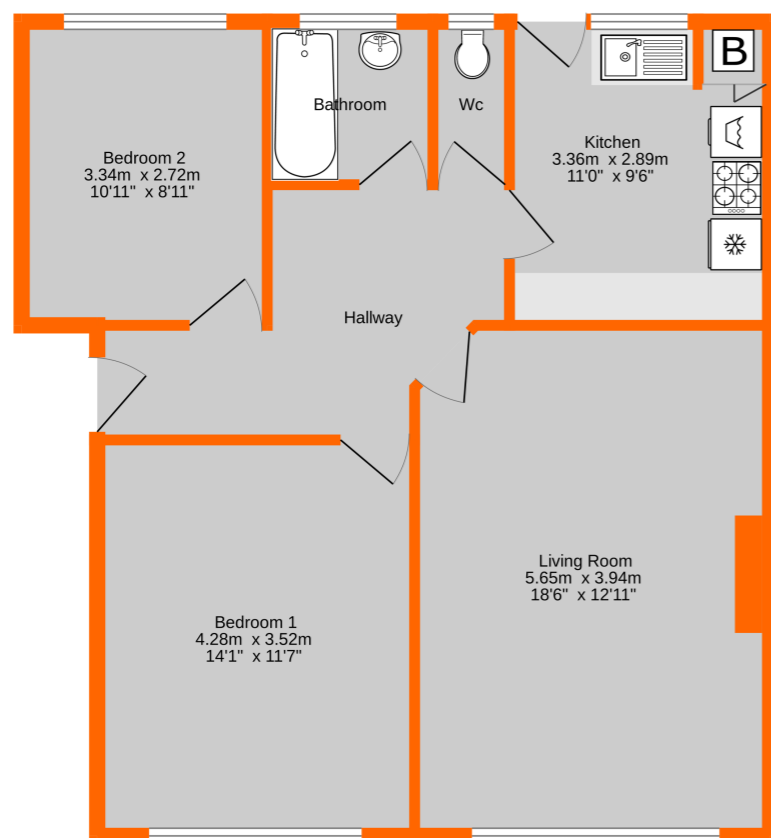


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
		EU Directive 2002/91/EC	

Ground Floor Flat
 69.6 sq.m. (749 sq.ft.) approx.



TOTAL FLOOR AREA : 69.6 sq.m. (749 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix 12024

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

10c Reddons Road Reddons Road, Beckenham, Kent, BR3 1LZ

£350,000 Share of Freehold

- Two double bedrooms
- Bathroom with white suite
- 18'3" x 12'11" Living room
- 999 year lease from 1999
- Central heating and uPVC double glazing
- Original wooden flooring to most rooms
- Kitchen with door to communal garden
- Chain free

10c Reddons Road Reddons Road, Beckenham, Kent BR3 1LZ

This spacious 'share of freehold' two double bedroom flat, offered on a chain free basis is situated on the ground floor of this block of just six that forms part of this popular road well located for Kent House and Clock House stations. The flat is centrally heated via a combination boiler and with uPVC double glazing which was installed in February 2024. The kitchen and bathroom are in need of some updating which is reflected in the asking price. The development is well set back from the road and has extensive communal grounds. There is a single garage in a block at the rear of the property reached by a gated communal driveway.

Location

Conveniently located 0.2 of a mile from Kent House Station (Victoria/Blackfriars) Clock House Station (London Bridge/Charing Cross) and DLR connection at Lewisham for Canary Wharf is 0.6 of a mile away. Beckenham Road Tram stop with services to Croydon/Wimbledon is 0.5 of a mile away. Both Beckenham and Penge town centres are within easy reach, Cator Park is also close by



Ground Floor

Communal Entrance

front door to

Entrance Hall

windsor woodblock flooring, double radiator, large built-in storage recess

Bedroom 2

3.34m x 2.72m (10' 11" x 8' 11") uPVC double glazed windows to rear, windsor woodblock flooring, radiator

Bedroom 1

4.28m x 3.52m (14' 1" x 11' 7") uPVC double glazed windows to front, windsor woodblock flooring, radiator

Bathroom

obscure uPVC double glazed window to rear, fitted with a white suite comprising panelled bath with electric shower over, pedestal wash basin, tiling to four walls, radiator

Separate Toilet

obscure uPVC double glazed window to rear, white toilet

Living Room

5.56m x 3.94m (18' 3" x 12' 11") uPVC double glazed windows to front, attractive original tiled fireplace, windsor woodblock flooring, double radiator, coving

Kitchen

3.36m x 2.89m (11' 0" x 9' 6") uPVC double glazed windows and uPVC double glazed door to communal garden, fitted with a range of units comprising inset single drainer sink with cupboards under, work surface to one wall with cupboards and drawers under, space and plumbing for washing machine, space for fridge/freezer and cooker, one double eye level cupboard, double radiator, built-in cupboard housing wall mounted gas fired Worcester boiler for central heating and hot water

Outside

Communal Garden

large communal garden laid to lawn with shrub borders

Garage

there is a single garage en-bloc to rear

Lease Details

Lease

vendor has confirmed the lease is 999 year from 1st January 1999

Maintenance

vendor has confirmed the maintenance is £120 per calendar month

Ground Rent

vendor has confirmed the ground rent is nil

Council Tax

Band D