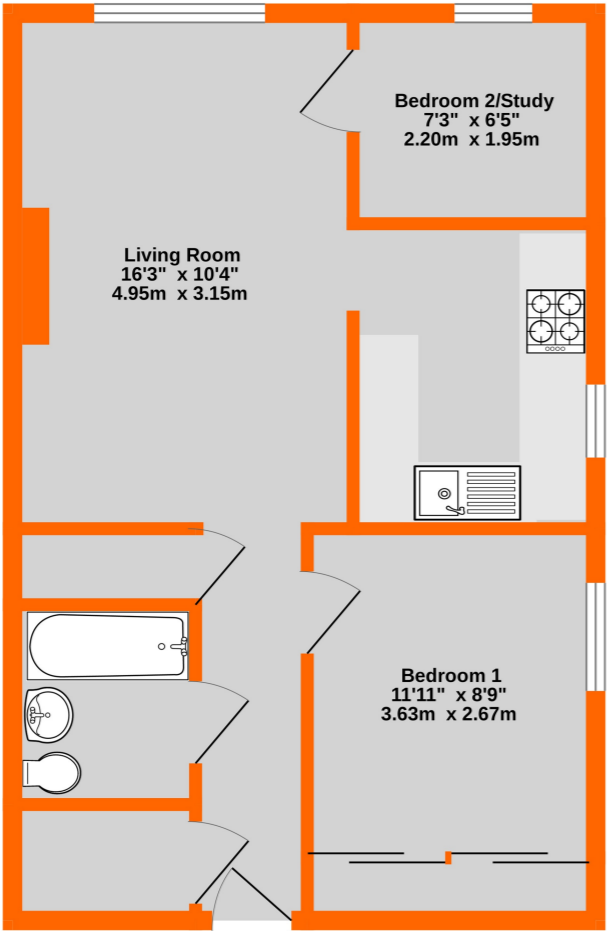


FIRST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548sq.ft. (50.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

8 Reginald Court, 64 Albemarle Road, Beckenham BR3 5XA

£240,000 Leasehold

- Purpose built first floor flat
- Quiet position to rear of block
- Living room and separate kitchen
- 999 year lease from 1969
- 2nd bedroom/study
- Bedroom with built in wardrobe
- Sunny southerly communal gardens
- Garage en-bloc to rear

8 Reginald Court, 64 Albemarle Road, Beckenham BR3 5XA

A first floor flat positioned to the rear of this purpose built block which enjoys a quiet aspect, as well as the sunny south facing views over the communal gardens. Originally configured as a one bedroom flat, the reception room has been divided by way of stud partition (which can be removed should you wish to) to provide a second bedroom or useful study. Buyers may wish to carry out a programme of works to modernise the property but we recommend a viewing in order to appreciate the potential of this flat in a great location for transport links being less than a mile from both Shortlands and Beckenham Junction stations.

Location

Reginald Court is located on Albemarle Road between the junctions of Meadway and Hazelhurst, approximately three quarters of a mile from Beckenham High Street. Beckenham Junction station (Victoria and Blackfriars plus tramlink to Croydon and Wimbledon). Shortlands station is also a little closer and the 227 bus route, serving both Beckenham and Bromley town centres, is available offers a regular service along Bromley Road.



First Floor

Entrance Hall

3.68m x 1.05m (12' 1" x 3' 5") plus deep cupboard housing fuse box, entryphone handset, larger airing cupboard 1.78m x 0.76m (5'10" x 2'6") housing hot water cylinder and cold water tank

Living Room

4.95m x 3.15m (16' 3" x 10' 4") ornamental fireplace with electric fire having decorative surround and mantle, full height double glazed window to rear providing southerly aspect over communal gardens

Kitchen

2.83m x 2.24m (9' 3" x 7' 4") base cupboards and drawers, matching eye level units, work surface areas, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, space for upright fridge/freezer and space for cooker, wall tiling above sink area, double glazed window to side

Bedroom 1

3.63m max x 2.67m (11' 11" x 8' 9") to include full width of wardrobes having mirror fronted sliding doors, full height double glazed window to side

Bedroom 2/Study

2.2m x 1.95m (7' 3" x 6' 5") double glazed window to rear

Bathroom

1.85m x 1.69m (6' 1" x 5' 7") white panelled bath with mixer tap and shower spray attachment, low level wc and pedestal wash basin, wall tiling, extractor fan

Outside

Single Garage

en-bloc to rear, visitor parking available to front and side of building

Communal Gardens

mainly laid to lawn with southerly aspect

Additional Information

Lease

999 years from 25 December 1969 - to be confirmed

Ground Rent

£25 per annum - to be confirmed

Maintenance

circa £2,000 for the current year - to be confirmed

Council Tax

London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - 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

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts