

FOR SALE

£320,000

Beckenham Road, Beckenham, BR3



A well presented two double bedroom apartment, located just moments from Clock House and Kent House stations and surrounded by a variety of amenities including Beckenham High Street. Long lease and low service charges.

Located in the heart of Clock House Parade, is this attractive and well proportioned two bedroom apartment above commercial premises, forming the upper parts of this attractive period building of similar properties. Just moments away from excellent transport links, including both Clock House and Kent House stations and Beckenham Road Tram Stop. Beckenham High Street with its array of shops, restaurants and other amenities is also a short walk away.

Situated on the first floor, accommodation comprises a bright and cosy reception room, modern fully fitted kitchen, three-piece bathroom suite and two double bedrooms. Further benefits include a boiler still under warranty, no ground rent, low service charge and a long lease. Ideal for first time buyers, investors and those looking to downsize to a fantastic location.

- First floor
- Two double bedrooms
- Modern fitted kitchen
- No ground rent & low service charge
- Long lease
- Close to Clock House & Kent House BR
- Excellent location
- EPC rating C

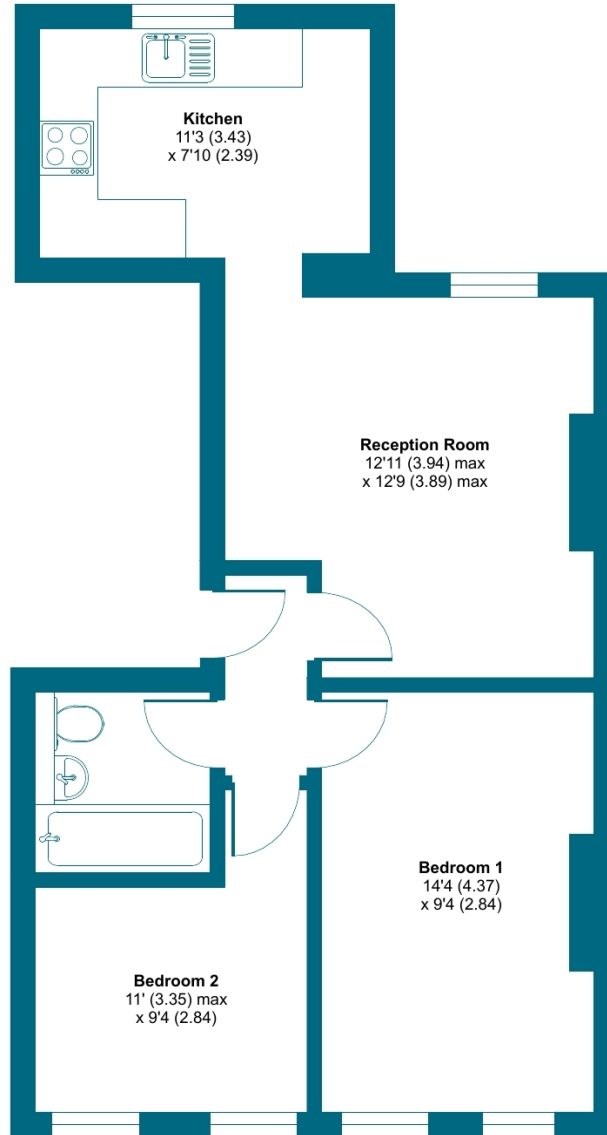




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Approximate Area = 541 sq ft / 50.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Grafton Estate Agents. REF: 1189290



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	