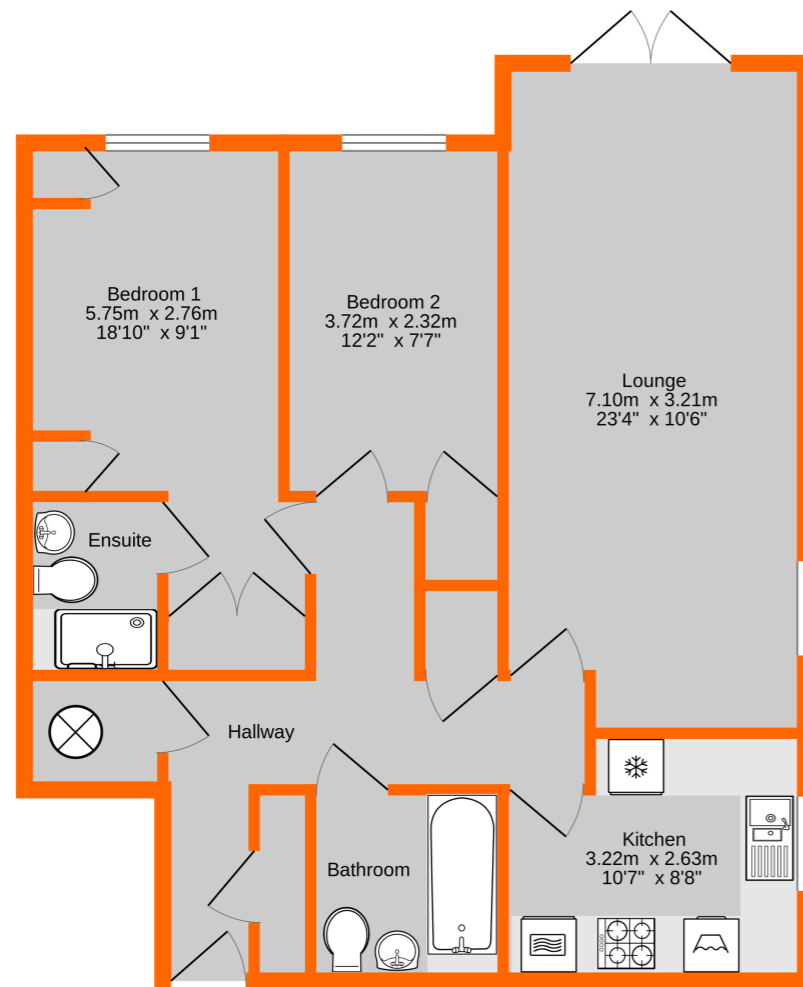


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 73.5 sq.m. (791 sq.ft.) approx.



TOTAL FLOOR AREA : 73.5 sq.m. (791 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix 62023

**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 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

4 Imperial Court, 38 The Avenue, Beckenham, Kent BR3 5ER  
**£400,000 Share of Freehold**

- Main bedroom with en-suite shower room
- Good size second bedroom
- Fully tiled bathroom
- Ground floor with south facing terrace
- Garage and parking space
- Well appointed kitchen
- Double glazing & central heating
- Chain free & popular location

## 4 Imperial Court, 38 The Avenue, Beckenham, Kent BR3 5ER

This two bedroom apartment comes with a share of freehold and is situated on the ground floor and to the rear of this attractive block with a delightful southerly aspect over the well maintained communal grounds. The 23'4" x 10'6" double aspect lounge has double doors to a private terrace. The kitchen is fitted with a range of white units with integral Ariston appliances. The main bedroom offers both built-in and fitted wardrobes along with a fully tiled en-suite shower room, there is also a good size second bedroom and fully tiled bathroom with white suite, other benefits include gas radiator central heating, double glazing and security entry system. Well maintained communal gardens surround the building, there is a garage en-bloc to rear, we recommend a viewing of this well presented apartment

### Location

Imperial Court built in the late 1990's forms part of this popular tree lined residential road close to the junction with Westgate Road just 0.4 of a mile from local shops and bus services in Bromley Road. Both Ravensbourne and Beckenham Junction Railway Stations are 0.6 of a mile away as is Beckenham High Street with its wide selection of cafes, restaurants, bars and shops. The wonderful Beckenham Place Park with its woodland, lake and open spaces to enjoy is close by.



### Ground Floor

#### Communal Entrance

front door to

#### Entrance Hall

built-in coats cupboard with hanging rail and shelving, built-in airing cupboard housing Megaflo hot water tank, deep built-in shelved cupboard, video entryphone handset, radiator, coving

#### Lounge

7.10m x 3.21m (23' 4" x 10' 6") double doors to private terrace, windows to side, double radiator, single radiator, coving

#### Kitchen

3.22m x 2.63m (10' 7" x 8' 8") windows to side, fitted with a range of white units comprising inset stainless steel single drainer sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in Ariston electric double oven and 4 ring gas hob with extractor fan over, integral Ariston fridge/freezer and dishwasher, Beko washing machine, eye level cupboards to two walls,

cupboard housing Potterton precision gas fired boiler for central heating and hot water, ceramic tiled floor, spotlights, tiling to three walls

#### Bedroom 1

5.75m x 2.76m (18' 10" x 9' 1") windows to rear, built-in wardrobe with hanging rail and shelf over, two fitted wardrobes with lockers over bed recess with matching bedside cabinets, radiator, coving

#### En-Suite Shower Room

double shower cubicle with Aqualisa shower unit, pedestal wash basin, toilet, ceramic tiled floor, radiator, fully tiled walls, spotlights, extractor fan

#### Bedroom 2

3.72m x 2.32m (12' 2" x 7' 7") windows to rear, built-in wardrobe with hanging rail and shelf over, radiator, coving

#### Bathroom

fitted with a white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, toilet, ceramic tiled floor, fully tiled walls, radiator, spotlights

### Outside

#### Garden

there are well maintained communal gardens to the front and rear of the block

#### Garage

there is a single garage en-bloc no.4 - allocated parking space 'N'

### Lease Details

#### Lease

vendor has confirmed lease is 125 years from 1999 and that the flat comes with a share of the freehold

#### Maintenance

vendor has confirmed maintenance is £2,100 for the current year

#### Ground Rent

vendor has confirmed the ground rent is nil