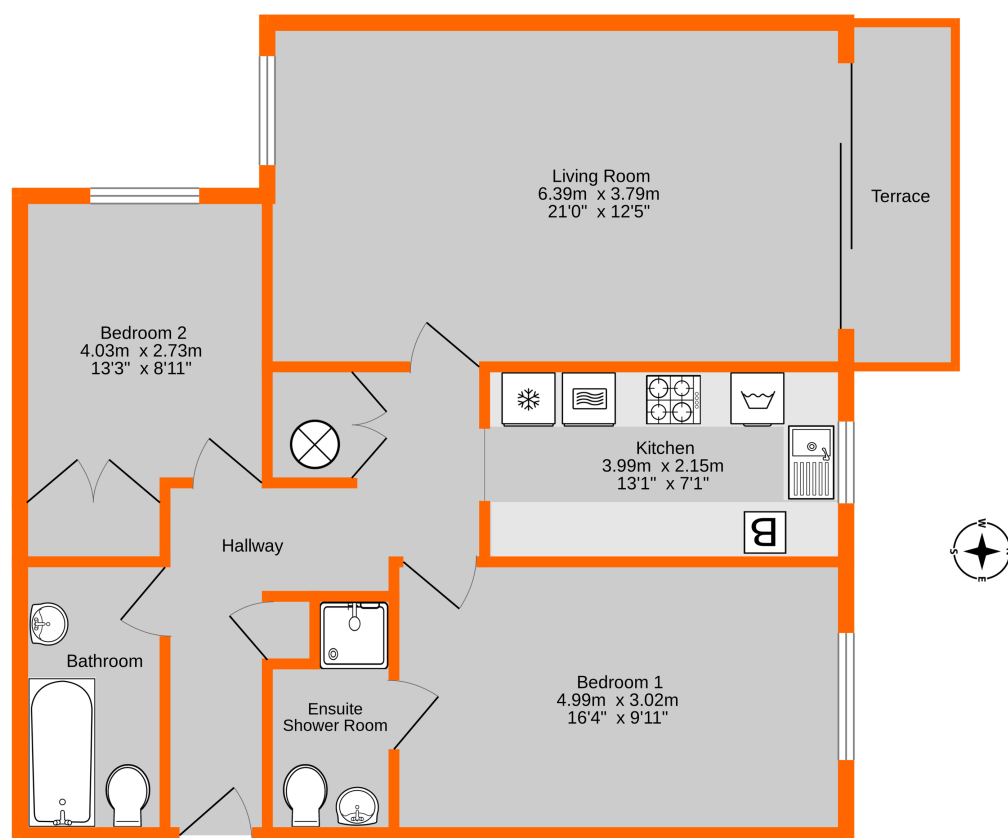


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor Flat**  
76.4 sq.m. (823 sq.ft.) approx.



TOTAL FLOOR AREA : 76.4 sq.m. (823 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 02024

**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.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

3 Magnolia Court, 51 The Avenue, Beckenham, Kent BR3 5EE

**£400,000 Share of Freehold**

- Modern ground floor apartment
- Private terrace
- Communal gardens
- Gas central heating & double glazing
- Re-Fitted kitchen
- Two double bedrooms
- En-suite shower room and bathroom
- Garage & parking



### 3 Magnolia Court, 51 The Avenue, Beckenham, Kent BR3 5EE

Proctors Beckenham High Street are pleased to offer this spacious chain free garden apartment, with an enclosed terrace and gate onto the gardens off the living room offering enough space for table, chairs and sofas affording a great deal of natural light being dual aspect. There is a modern white re-fitted kitchen, two double bedrooms the main overlooks the gardens to rear and has an en-suite shower room. From the hall is a separate bathroom, other benefits include renewed security entry system, renewed sealed unit double glazed windows and doors, gas radiator central heating, single garage en-bloc and communal gardens

#### Location

In the unmade top section of the road, half a mile from Ravensbourne Station (Blackfriars/St Pancras) together with an entrance to the beautiful Beckenham Place Park. Beckenham High Street with its extensive shopping, bars, coffee shops and restaurants, cinema and Spa Leisure Centre is within three quarters of a mile away together with Beckenham Junction Station (Victoria/City) and Tramlink to Croydon and Wimbledon. There are schools for all ages available within the vicinity together with bus services along Foxgrove Road



#### Ground Floor

##### Communal Entrance Hall

entrance door to

##### Own Entrance Hall

cupboard with fuse box, built-in double airing cupboard housing hot water cylinder and cold water tank

##### Living Room

dual aspect, high level south facing window to front, glazed sliding doors onto

TERRACE: enclosed, tiled floor, gate onto communal gardens beyond

##### Re-Fitted Kitchen

white fronted units comprising base cupboards, drawers and wall cupboards, worktops, inset stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, fridge/freezer recess, tiled walls,

separate double oven, inset 4 ring stainless steel gas hob, extractor hood over, cupboard houses wall mounted Potterton gas boiler, window to rear

##### Bedroom 1

window to rear

##### En-Suite Shower Room

white suite, fully tiled shower with Triton shower, glazed folding door to front, wash basin with cupboard/drawers under, toilet with concealed cistern, extractor fan, fully tiled walls, mirror with strip light and AV shaver point

##### Bedroom 2

window to side, built-in double wardrobe

##### Bathroom

white suite of panelled bath with mixer tap and hand spray, washbasin with mixer tap with cupboards below, toilet, extractor

fan, fully tiled walls

#### Outside

##### Communal Gardens

well maintained to the front and rear

##### Single Gargage

en-bloc, up and over door to front, visitor parking spaces available within the development

#### Lease Details

##### Lease

renewed 999 year lease

##### Maintenance

the vendor has confirmed the maintenance is £1620 per annum

##### Ground Rent

ground rent is nil

##### Council Tax

Band D

