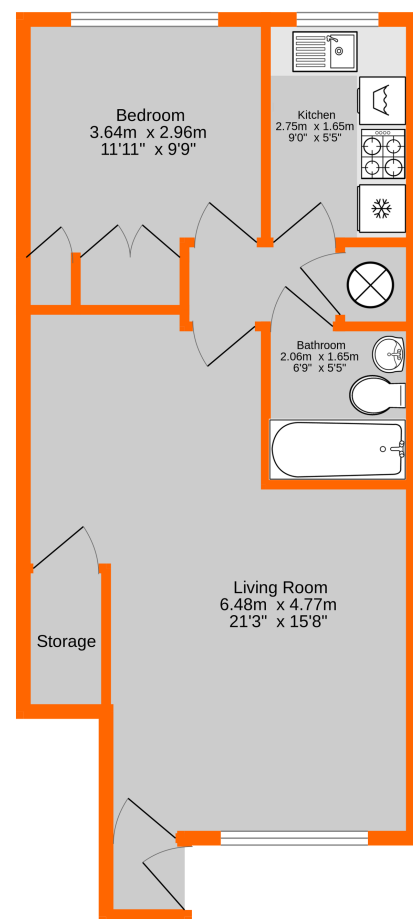


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 47.3 sq.m. (509 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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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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Viewing by appointment with our Beckenham Office - 020 8650 2000

9 Beck Court, Beck Lane, Beckenham, Kent, BR3 4RB  
**£145,000 Leasehold**

- Ground Floor Flat
- Retirement Development
- Popular Location
- One Bedroom
- Chain Free
- Double Glazed
- Electric Heating
- Lovely Communal Gardens



## 9 Beck Court, Beck Lane, Beckenham, Kent BR3 4RB

This 'chain free' one bedroom retirement maisonette, situated on the ground floor benefits from, electric night storage heating, double glazed windows and fitted carpets. From the entrance is a good sized Living Room with distinct sitting & dining areas, an inner hall off which is the fitted Kitchen, double Bedroom & Bathroom. There are so many great communal facilities within this popular development including, development manager, communal gardens, visitor and resident parking, communal lounge, laundry, kitchen and guest facilities. The minimum age for residents is from 55 years, 24 hour emergency residents call system.

### Location

Beck Court is conveniently located near to Birkbeck and Elmers End trams/rail stops, the 354 bus stops directly outside Beck Court and goes to Bromley via Beckenham or to Penge. There are other bus services to Sydenham and Crystal Palace. There are local shops along the Elmers End Road together with Tesco at Elmers End



### Ground Floor

#### Entrance Porch

built in cupboard, door to

#### Entrance Hall

front door to

#### Living Room

6.48m x 4.77m (21' 3" x 15' 8")  
uPVC double glazed windows to front, wooden fireplace surround, wall mounted night storage heater, built in understairs cupboard, coved ceiling, door to inner lobby

#### Inner Lobby

built in airing cupboard housing hot water tank and doors to kitchen, bedroom and bathroom

#### Bedroom

3.64m x 2.96m (11' 11" x 9' 9")  
uPVC double glazed windows to rear, fitted wardrobes to one wall, wall mounted night storage heater

### Bathroom

2.06m x 1.65m (6' 9" x 5' 5") fitted with a coloured suite comprising panel bath with mixer tap and electric shower over, wash basin inset with cupboard under, toilet, partially tiled on three walls, wall mounted night storage heater, extractor fan

### Kitchen

2.75m x 1.65m (9' 0" x 5' 5") uPVC double glazed windows to rear, fitted with a range of units comprising inset stainless steel sink with mixer tap and cupboards and drawers under, working surface to one wall, space for slot in cooker, fridge/freezer, eye level cupboards to one wall, tiling to two walls

### Outside

#### Gardens

well maintained communal gardens surrounding the development

### Lease Details

#### Lease

vendor has confirmed the lease is 125 years from 1988, 90 years remaining

#### Ground Rent

vendor has confirmed the ground rent is nil

#### Maintenance

the vendor has confirmed the maintenance is £2834.37 per annum

#### Council Tax

Band B