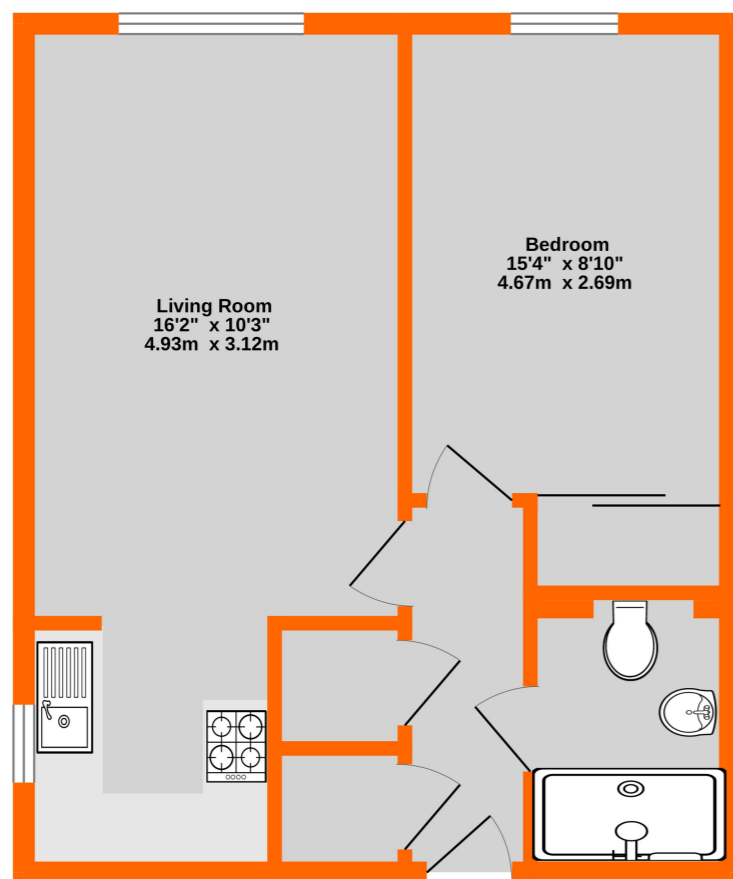


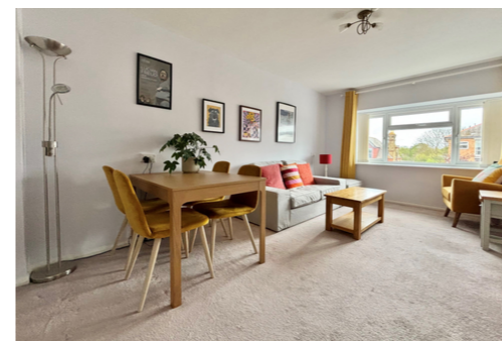
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
		EU Directive 2002/91/EC	

TOP FLOOR
 435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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.
 Made with Metroplan ©2024

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 Park Langley Office - 020 8658 5588

36 Andreck Court, 2a Crescent Road, Beckenham BR3 6UL

£137,500 Leasehold

- Top floor retirement flat
- Benefit of extended lease
- Living room with space for table
- Bedroom with large wardrobe
- Modern presentation
- Replacement double glazing
- Fitted kitchen with window
- Shower room with white suite

36 Andreck Court, 2a Crescent Road, Beckenham BR3 6UL

Top floor, age-restricted retirement flat, benefiting from an extended lease. Good size bedroom with large built-in double wardrobe and bathroom refitted as a shower room with large walk-in shower and tiled walls. Generous living room can easily accommodate a dining table with large window providing plenty of natural light. Open plan fitted kitchen with window to side. Windows replaced in 2017 with sealed unit double glazing. Lift service provides easy access to the upper floors and communal facilities include residents' lounge, laundry room, guest suite (available at a nominal charge) and gardens with sunny terrace.

Location

Andreck Court is a popular retirement development for those aged 60+ situated on the corner of Bromley Road and Crescent Road approximately 100 metres from the Oakhill shopping parade. Bus services to both Beckenham and Bromley town centres run along the Bromley Road. Beckenham Junction station (Victoria and The City) is approximately half a mile away and from here there are also tram services to Croydon and Wimbledon.



Top Floor

Entrance Hall

3.15m x 1.04m (10'4 x 3'5) plus cupboard with slatted shelves, further cupboard providing useful storage with electricity meter and fuses, entryphone and intercom

Living Room

4.93m x 3.12m (16'2 x 10'3) good size room with ample space for dining table, Dimplex storage heater, emergency pull cord, large double glazed window to front with deep sill, wide opening to

Kitchen

2.06m x 2.06m (6'9 x 6'9) base cupboards and drawers beneath work surfaces, single drainer stainless steel sink with mixer tap, Indesit electric cooker with 4-ring hob, Zip Aquapoint III water heater, wall tiling, eye level cupboards, spaces for fridge and freezer, double glazed window to side

Bedroom

4.67m max x 2.69m (15'4 x 8'10) includes large built-in double wardrobe with replaced mirrored sliding doors, Dimplex electric radiator, emergency pull cord, double glazed window to front with deep sill

Shower Room

2.34m max x 1.68m (7'8 x 5'6) re-appointed as shower room with full width tiled shower having glazed screen, wash basin with mixer tap having double cupboard beneath, low level wc with concealed cistern, tiled walls, chrome heated towel rail, wall cabinet plus mirror with downlights above wash basin, emergency pull cord, extractor fan

Outside

Communal Gardens

to the rear of the property laid to lawn and enjoying sunny south westerly aspect. Terrace accessed from the communal lounge or kitchen



Parking

to the rear accessed from Crescent Road

Communal Facilities

Andreck Court

has spacious residents' lounge and laundry room situated on the ground floor, guest suite available at a nominal charge for residents' family or friends and lift to upper floors

Additional Information

Lease

extended to 189 years from 29 September 1982

Ground Rent

£175 per annum until 28 September 2042

Maintenance

currently £311pcm - To be confirmed

Council Tax

London Borough of Bromley band B

Agents Note

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

