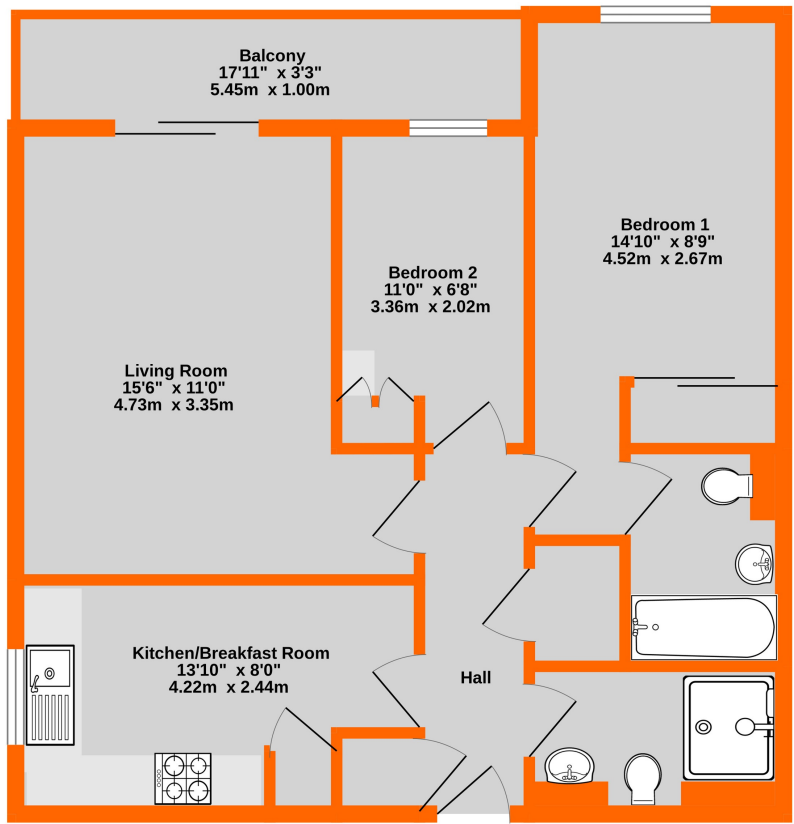


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

SECOND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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.
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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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

29 Haven Court, 39 Bromley Road, Beckenham, Kent BR3 5YB

£420,000 Share of Freehold

- Beautifully updated and presented
- Purpose built second floor flat
- Two bedrooms, en suite and shower room
- Garage and communal gardens to rear
- Offered to the market Chain Free
- Balcony with sunny southerly aspect
- Living room open to kitchen
- Half a mile to Beckenham High Street

www.proctors.london

29 Haven Court, 39 Bromley Road, Beckenham, Kent BR3 5YB

Haven Court is a modern development consisting of two blocks of flats with driveway access between accessing garages and gardens. Attractive design with exposed brickwork and well kept communal areas are a great first impression. The flat has been modernised over recent years with a replacement kitchen, having white gloss fronted units and fitted appliances, and a shower room off the hall plus similar fitted en suite bathroom to the main bedroom. There is gas fired central heating with a Worcester combination boiler and double glazing throughout with easy slide doors to the private south facing balcony to the front accessed from the beautifully presented living room. With little to have to do in this flat, the property provides easy living with a level walk to local amenities, including Beckenham High Street which is less than half a mile away.

Location

Haven Court is situated around half a mile from Beckenham High Street, with its excellent range of restaurants, bars and shops, and a short distance from the Oakhill shopping parade and Chancery Pub. From Beckenham Junction station there are trains to London and tram service to Croydon and Wimbledon plus regular bus services to both Beckenham and Bromley town centres run along Bromley Road.



Second Floor

Entrance Hall

3.82m x 1.14m (12' 6" x 3' 9") plus coat cupboard with hanging, shelving and fuse box, larger storage cupboard with slatted shelves (previously airing cupboard), covered radiator, entryphone handset

Living Room

4.73m x 3.35m (15' 6" x 11' 0") plus recess by door, covered radiator, glazed serving hatch from kitchen, UPVC sliding patio doors to balcony

Balcony

5.45m x 1.0m (17' 11" x 3' 3") south facing to front of building, wrought iron railings

Kitchen/Breakfast Room

4.22m max x 2.44m max (13' 10" x 8' 0") ample white gloss fronted base cupboards and drawers plus matching eye level units to include cupboard above and below integrated electric oven and microwave, stainless steel extractor hood above 4-ring gas hob with matching splashback, work surfaces with matching upstand and tiles above, integrated washing machine and dishwasher, upright fridge/freezer, space for dining table and chairs, concealed wall mounted Worcester boiler, covered radiator, wood effect floor, double glazed window to side



Bedroom 1

4.52m max x 2.67m (14' 10" x 8' 9") to include large fitted wardrobe with sliding doors plus recess by door to en suite, covered radiator beneath double glazed window to front

En Suite Bathroom

2.15m max x 1.67m max (7' 1" x 5' 6") white panelled bath with mixer tap and shower spray attachment plus hinged glazed folding screen, wash basin with mixer tap and cupboard beneath, unit above incorporating mirror, light and shelved cupboard, low level wc, wall tiling, chrome heated towel rail, extractor fan, ceramic floor tiling

Bedroom 2

3.36m max x 2.02m max (11' 0" x 6' 8") to include fitted double wardrobe and base drawers, feature half height wood panelling to one wall, covered radiator beneath double glazed window to front

Shower Room

2.65m max x 1.56m max (8' 8" x 5' 1") large tiled shower cubicle with glazed sliding door, pedestal wash basin with mixer tap and low level wc, further wall tiling, chrome heated towel rail, floor tiling, extractor fan

Outside

Garage

end garage to rear with up and over door, non-allocated parking spaces



Communal Gardens

to rear

Additional Information

Lease

175 years from 25 March 1982 with Share of Freehold - to be confirmed

Maintenance

Most recent half yearly charge was £765 paid in September 2024 - to be confirmed

Council Tax

London Borough of Bromley D

Agents Note

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

