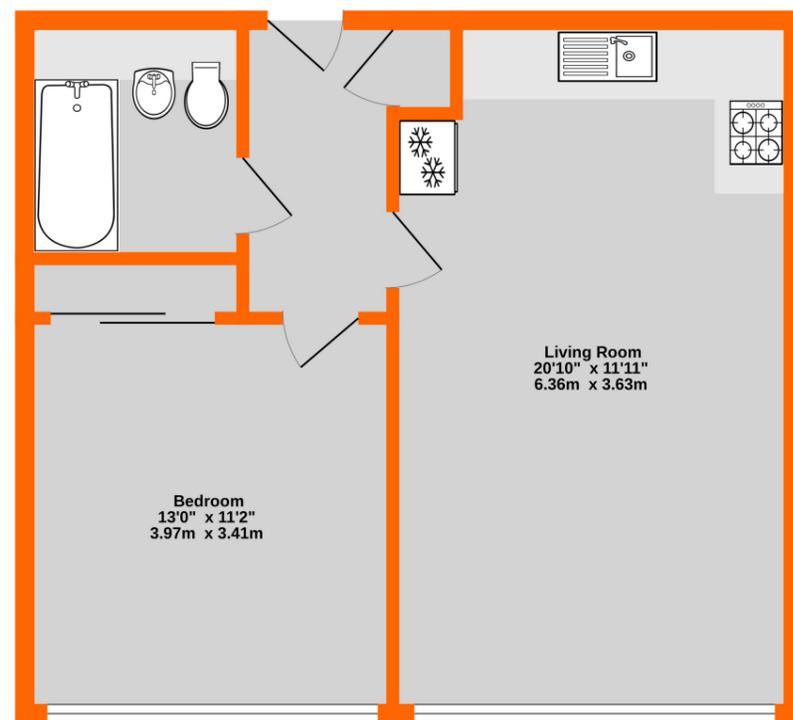




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

THIRD FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 35, 160 Croydon Road, Beckenham BR3 4FB

£245,000 Leasehold

- Offered to the market 'Chain Free'
- Redecorated and well presented throughout
- Double bedroom with built in wardrobe
- Open plan kitchen with appliances
- Secure allocated parking space
- Communal 5th floor roof terrace
- Lift to all floors and communal heating
- Wood strip flooring and double glazing

Flat 35, 160 Croydon Road, Beckenham BR3 4FB

Following a high quality refurbishment and conversion from commercial premises to residential apartments circa 2013 by reputable local developers, this well presented one bedroom third floor property is now offered to the market. Available Chain Free for the benefit of any purchaser, the flat has been freshly presented following a long term tenancy and is ready for immediate occupation. The original fittings remain stylish and well maintained, including engineered wood flooring, a modern fitted kitchen with integrated appliances, and a contemporary white bathroom suite. Further benefits include an allocated parking space set behind secure gated access, two lifts and communal roof terrace on the fifth floor. Ideally positioned for local amenities, including nearby shops and Elmers End station, this property presents an excellent opportunity for convenient, low maintenance living.

Location

Ideally located for commuters with local shops and restaurants on the "door step" at Elmers End as well as bus routes to local town centres. Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



Third Floor

Entrance Hall

2.97m x 1.23m (9' 9" x 4' 0") plus built-in cupboard with fuse box and Caleffi heat exchanger for hot water and central heating, video entryphone, wood strip flooring

Kitchen/Living Room

6.36m max x 3.63m (20' 10" x 11' 11") well appointed KITCHEN with gloss fronted cupboards and drawers beneath work surfaces plus integrated Indesit washing machine and Indesit dishwasher, stainless cooker hood and splashback above 4-ring Hoover Induction hob with Hoover electric oven beneath, contrasting eye level cupboards, inset single drainer stainless steel sink with shower spray mixer tap, integrated Indesit upright fridge/freezer, extractor fan, wood strip flooring extending to LIVING AREA with ample space for sofas, radiator beneath double glazed window to rear

Bedroom

3.97m max x 3.41m max (13' 0" x 11' 2") to include large full height wardrobe with sliding doors, wood strip flooring, radiator beneath large double glazed window to rear

Bathroom

2.22m max x 2.04m max (7' 3" x 6' 8") white panelled bath with mixer tap and shower attachment having hinged screen over, wash basin with mixer tap having deep drawer beneath, low level wc with concealed cistern, mirror fronted cabinet above with pelmet lighting, tiled walls, chrome heated towel rail, tiled floor, downlights and extractor

Outside

Parking

allocated space to right of exit gate (no.35)

Additional Information

Lease

125 years from 1 June 2014 - to be confirmed

Ground Rent

£300 per annum - to be confirmed

Maintenance

Currently £1,109.25 for the period covering 1.10.24-31.3.25 paid to Baxter Lambert - to be confirmed

Council Tax

London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Electricity, Water and Sewerage - heating via gas communal boilers with metered consumption for individual flats

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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