

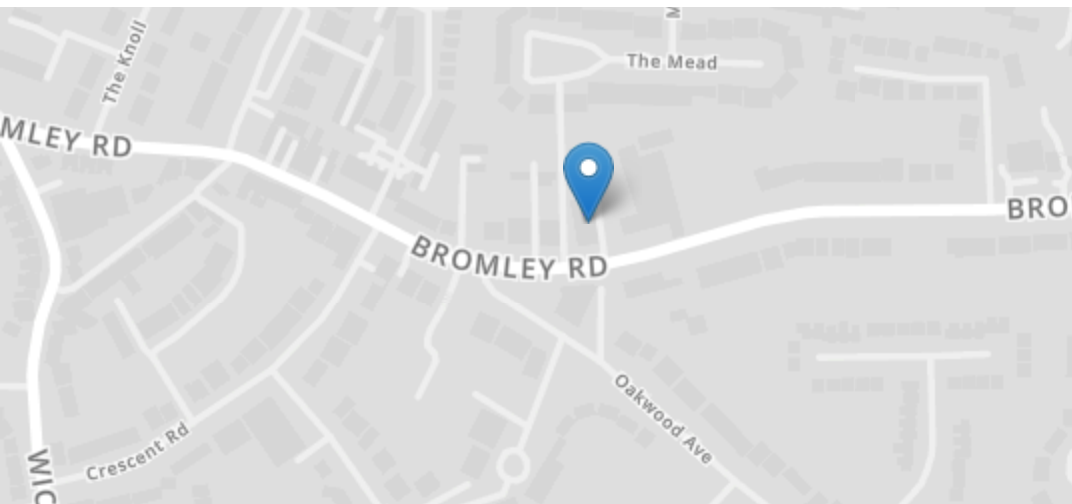
## Beckenham Office

- 102-104 High Street, Beckenham, BR3 1EB
- 020 8650 2000
- beckenham@proctors.london



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Total Approx. Floor Area 455 Sq.Ft. (42.3 Sq.M.)  
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For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

16 Holmoaks House, 47 Bromley Road, Beckenham BR3 5PA

**£115,000 Leasehold**

- Chain free
- Re-fitted kitchen
- Lift service
- Gas central heating & double glazed
- Extended lease
- Retirement flat
- Remodelled bathroom
- Communal facilities



## 16 Holmoaks House, 47 Bromley Road, Beckenham BR3 5PA

This first floor retirement flat is available to potential purchasers who are in receipt of their state pension, offered for sale with an extended lease is located to the side of the block overlooking St Christopher's School has been totally refurbished. The kitchen has been refitted with inbuilt appliances, there is a re-modelled contemporary good sized bathroom, sealed unit double glazed replacement windows, entry phone security system and personal alarm, gas fired radiator central heating and brand new fitted carpets and floor coverings as well as completely redecorated throughout. Communal facilities include lounge with kitchen off, laundry, guest suite, gardens, lift service, all maintained to a high standard as well as off street parking to the rear.

### Location

Holmoaks House is a popular retirement development approximately 150 metres from the Oakhill shopping parade. Bus services to both Beckenham and Bromley town centres run along Bromley Road. Beckenham Junction mainline station (Victoria and Blackfriars) and tramlink to Croydon and Wimbledon is approximately half a mile away.



### First Floor

#### Entrance Door

to

#### Entrance Hall

two built in storage cupboards, one housing fuse box, the other formerly housing the water tanks, entry system handset

#### Living Room

4.95m x 3.35m (16' 3" x 11') window to front, cupboard housing brand new Vaillant gas combi boiler for domestic hot water and central heating, opening to

#### Fitted Kitchen

2.16m x 2.06m (7' 1" x 6' 9") base cupboards, drawers and wall cupboards, worktops, inset stainless steel sink unit with mixer tap, inset stainless steel 4-ring gas hob with electric oven under and extractor hood over, part tiled walls, inbuilt larder fridge and drawers, all with slow closure

#### Bedroom

3.96m x 2.69m (13' x 8' 10") window to front, built in wardrobes with mirror fronted sliding doors

#### Remodelled Bathroom

2.03m x 1.65m (6' 8" x 5' 5") tiled panelled bath with mixer tap and shower spray, pedestal wash basin and mixer tap, toilet with concealed cistern, chrome towel rail/panelled radiator, extractor fan, fully tiled walls and floor, mirrored recess

#### Outside

#### Garden

well maintained communal gardens

#### Parking

residents' and visitor parking to rear of block

#### Lease Details

#### Lease

159 years from 29th September 1983, 117 years remaining

#### Service Charge

£4,175.41 per annum, from 1st April 2025 to 31st March 2026

#### Ground Rent

the vendor has confirmed the ground rent is currently £200 per annum

#### Agents Note

details of lease, maintenance etc to be confirmed prior to exchange of contracts

#### Council Tax

London Borough of Bromley - Band B  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)