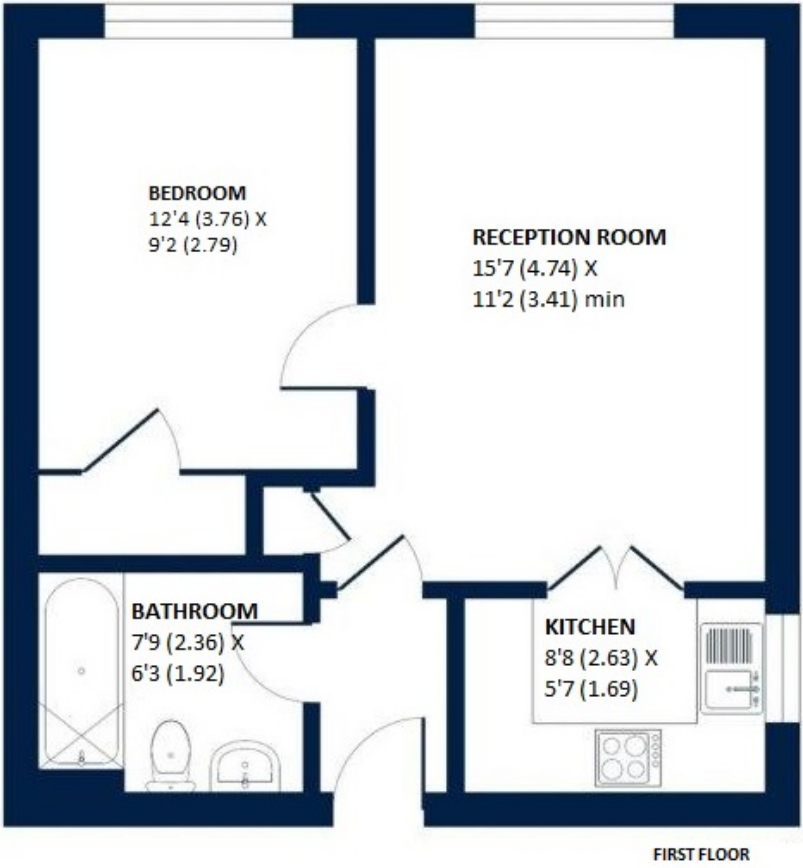
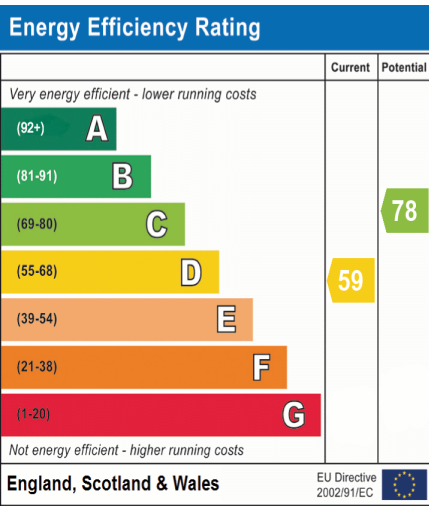


RECTORY ROAD, BECKENHAM, BR3  
Approximate Area = 450 sq ft / 41.8 sq m  
For identification only - Not to scale



**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

10 Queens Court, 53 Rectory Road, Beckenham, Kent BR3 1HS  
£250,000 Share of Freehold

- First floor 'chain free' flat
- Fitted kitchen
- Replacement double glazing
- Garage
- Electric convector heating
- One bedroom
- Security entry system
- Minutes from Station/High Steet

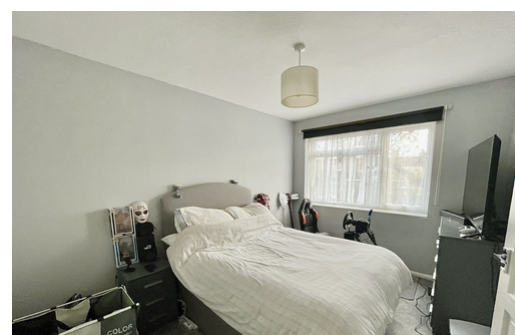
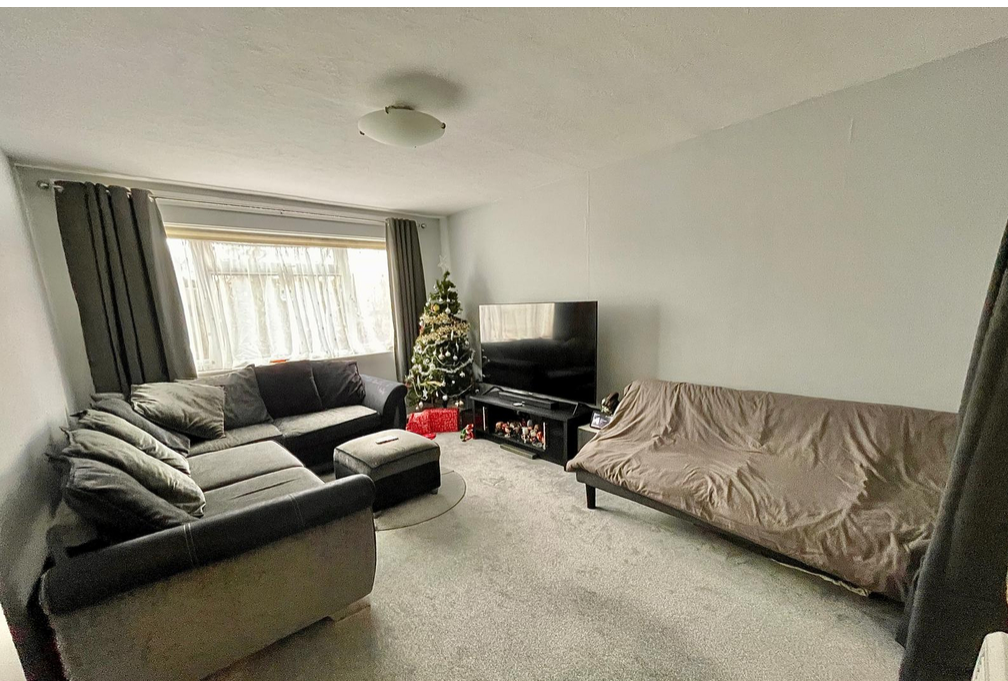


## 10 Queens Court, 53 Rectory Road, Beckenham, Kent BR3 1HS

Situated on the first floor of this established centrally located block, No 10 can be found at the quieter rear of the block overlooking the communal gardens. Offered with no onward chain this one bedroom flat, ideal for a first time or investment buyer, only minutes from stations and the High Street. Benefits include, fitted carpets, fitted kitchen and bathroom with white suite, security entry system, sealed unit double glazed replacement uPVC windows and electric convector heating. Outside there is a single garage en bloc, visitor parking and communal gardens and as a whole is well decorated throughout.

### Location

Located within 0.3 of a mile of Beckenham Junction (London Victoria and London Bridge) tramlink to Wimbledon and East Croydon, Clockhouse Station (London Bridge) and High Street shopping facilities, bars, restaurants and coffee shops, as well as cinema and leisure centre.



### Ground Floor

#### Stairs to

### First Floor

#### Renewed fire door to

#### Entrance Hall

entry handset, renewed consumer unit, glazed door to

#### Reception Room

4.74m x 3.41m (15' 7" x 11' 2") sealed unit double glazed replacement window to rear, wall convection heater, shelved recess, opening to

#### Kitchen

2.63m x 1.69m (8' 8" x 5' 7") fitted base cupboards, drawers and glazed fronted wall cupboards, worktops, inset sink unit with mixer tap, plumbing and space for washing machine and fridge/freezer, inset ceramic hob, oven under, extractor over, part tiled walls, window to side

#### Bedroom

3.76m x 2.79m (12' 4" x 9' 2") built-in wardrobe, wall electric convector heater, window to rear

#### Bathroom

2.36m x 1.92m (7' 9" x 6' 4") white suite of enclosed panel bath, separate electric shower over, pedestal wash basin, toilet, tiled walls, extractor fan

### Outside

#### Communal Gardens

well maintained communal gardens

#### Parking

single garage en-bloc and visitor parking

### Lease Details

#### Lease

99 years from December 1999. The flat comes with a share of the freehold.

#### Service Charge

£1,020.for the period 25th December 2025 to 24th June 2026.

#### Ground Rent

there is no ground rent payable.

### Additional Information

#### Council Tax

London Borough of Bromley - Band C  
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)