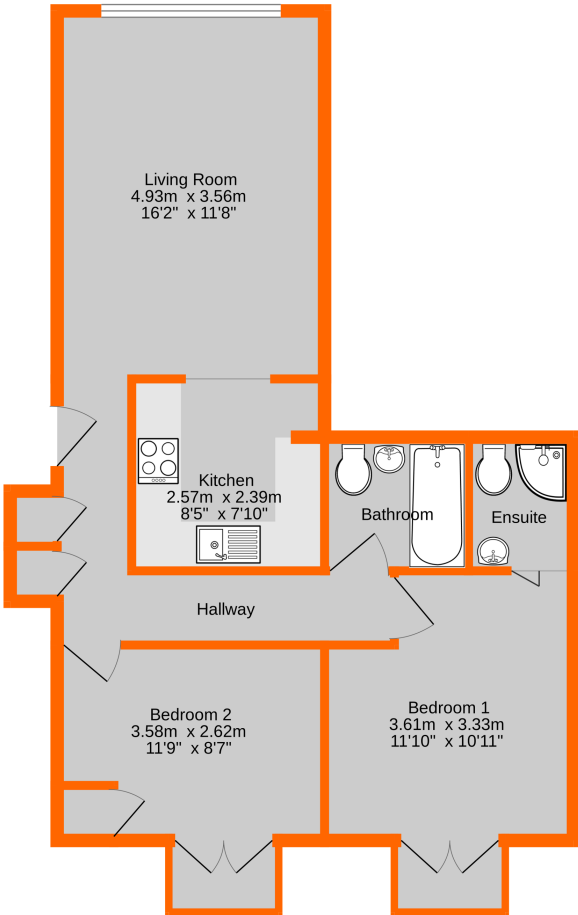
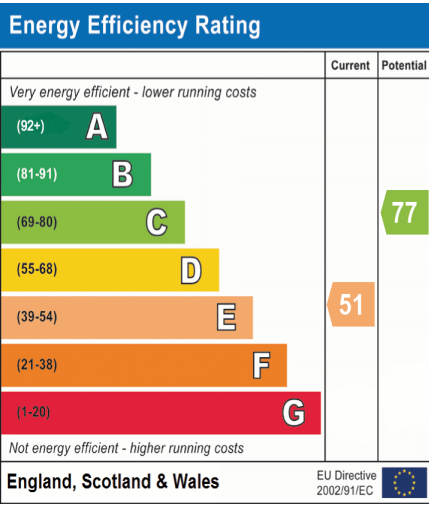


Two Bedroom Flat
60.9 sq.m. (656 sq.ft.) approx.



TOTAL FLOOR AREA : 60.9 sq.m. (656 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

10 Albemarle Park, Albemarle Road, Beckenham, Kent BR3 5XG

£360,000 Leasehold

- First floor flat

Two double bedrooms

Bathroom & Shower room

Two balconies
- Chain free

Lift service

Great central location

Garage



10 Albemarle Park, Albemarle Road, Beckenham, Kent BR3 5XG

An early viewing is recommended on this 'chain free' central Beckenham apartment located in this ever popular development, only minutes from the High Street and station. Neutrally decorated throughout and having been updated over the years this property offers two double bedrooms, both with balconies to the rear overlooking the gardens, the main having an en-suite shower room. There is a full bathroom and living room with fitted kitchen with appliances off. Benefits include renewed lift service, security entry system, electric ceiling heating, sealed unit double glazed windows inset to wooden frames together with sealed unit double glazed replacement doors onto the balconies from both bedrooms, carpeted, some brand new, together with garage en bloc

Location

Occupying a very central sought after address, situated a few hundred meters from Beckenham Junction Station (Victoria and London Bridge) and Tramlink to Wimbledon and Croydon ideal for Gatwick Airport. Beckenham High Street with its bars, restaurants, shopping, cinema, Leisure Centre, Beckenham Place and Kelsey Parks are both within one mile.



Ground Floor

Communal Entrance

stairs and lift service to

First Floor

Front door to

Entrance Hall

'L' shaped, built in storage cupboard houses renewed fuse box, further cupboard houses mega flow hot water cylinder, brand new carpet

Living Room

4.93m x 3.56m (16' 2" x 11' 8") sealed unit double glazed windows to front set into wooden frames, coved cornice, brand new carpet, two wall lights, security entry system handset, opening to

Kitchen

2.57m x 2.39m (8' 5" x 7' 10") base cupboards, drawers and wall cupboards, worktops with inset stainless steel single drainer sink unit with mixer tap, washing machine, slim line dishwasher and fridge freezer, electric oven, extractor over, ceramic hob, partly tiled walls, new cushion vinyl flooring

Bedroom 1

3.61m x 3.33m (11' 10" x 10' 11") replacement uPVC sealed unit double glazed doors to balcony overlooking rear communal gardens, coved cornice

En-Suite Shower Room

white suite of fully tiled shower with rain head and separate hand spray, wash basin with mixer tap and cupboard below, shaver point and shelf above, toilet, extractor vent, vinyl cushion flooring

Bedroom 2

3.58m x 2.62m (11' 9" x 8' 7") sealed unit double glazed replacement doors to balcony overlooking communal gardens to rear, built-in single wardrobe, coved cornice

Bathroom

white suite comprising panelled bath with mixer tap, hand/shower spray attachment, glazed screen, wash basin with mixer tap, cupboard below, toilet, fully tiled walls, extractor fan, cushion vinyl flooring

Outside

Communal Gardens

well maintained communal gardens front and rear

Parking

visitor parking available to the front with remote electric gates giving access to

Single Garage

up and over door, tiled pitched roof

Lease Details

Lease

150 year long lease from 1987 so there are 112 years unexpired years remaining (2025)

Maintenance

1st January to 31st December 2025 the service charge is £2791.07
(There is a 'right to manage residents company', any resident can join should they wish too)

Ground Rent

First 50 years and currently £50.00 PA until 24/6/2037
next 50 years, £100.00 PA from 25/6/2037 to 26/6/2087
remaining term £150.00 PA from 27/6/2087

Additional Information

Council Tax

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

Broadband & Mobile

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

Utilities

MAINS - Electricity, Water and Sewerage