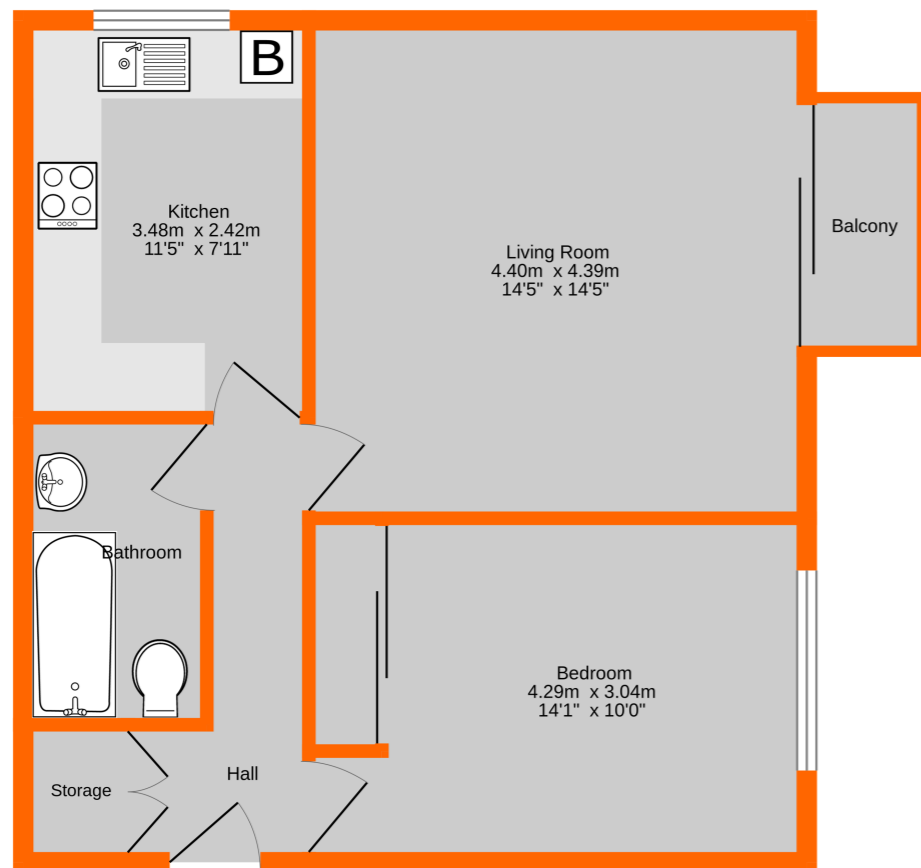


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Top Floor Flat
 51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 51.9 sq.m. (559 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2020

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

12 Lilac Court, 101 Albemarle Road, Beckenham, Kent BR3 5HP
£285,000 Share of Freehold

- South facing second floor apartment
- Chain free & security entry system
- Gas central heating & double glazing
- Garage & communal gardens
- Fitted kitchen/breakfast room
- One bedroom with wardrobes
- Living room with balcony
- Popular convenient location

12 Lilac Court, 101 Albemarle Road, Beckenham, Kent BR3 5HP

Located on the second floor of this small 1980s block, built by a reputable local developer, this south facing apartment is exceptionally bright and welcoming. The well presented and spacious accommodation includes a generous living room with glazed sliding doors opening onto a sunny balcony—perfect for a small table and chairs and ideal for enjoying the afternoon light. The fitted kitchen offers space for dining, while the good sized bedroom features built in wardrobes. Off the hallway, there is a large utility cupboard and a bathroom with a separate shower over the bath. Additional benefits include gas radiator central heating with a renewed boiler, sealed unit double glazed replacement windows, a security entry system, share of freehold, a renewed lease, well kept communal gardens and a garage en bloc.

Location

Situated close to the junction with Downsbridge Road, this property enjoys a highly convenient location just 0.8 miles from Beckenham Junction Station, offering services to London Victoria and Blackfriars, along with Tramlink connections to Croydon and Wimbledon. The vibrant High Street—with its extensive shopping, bars, restaurants, gyms, cinema and coffee shops—lies just beyond the station. Within the same distance is Shortlands Village and Shortlands Station, also providing services to Victoria and Blackfriars, giving buyers excellent commuting flexibility. Frequent bus services operate along Bromley Road, providing easy access into Bromley Town Centre. The area is well served by schools for all ages, and there are several parks nearby, including the expansive Beckenham Place Park, making this a superbly connected and family friendly location.



Ground Floor

Communal Entrance Hall

stairs to

Second Floor

Entrance door to

Entrance Hall

laminated floor, entry security handset, trap to loft, coved cornice, large built-in utility storage cupboard with power, plumbing for a washing machine, consumer unit

Living Room

virtually south facing, light spacious room, fitted carpet, glazed sliding doors to

Balcony

tiled floor, ideal for table and chairs

Kitchen/Breakfast Room

base, wall cupboards and drawers, worktops, tall cupboard housing renewed Ideal gas combination boiler, gas meter, inset stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, fridge/freezer, cooker space, extractor hood over, laminated floor, partly tiled walls, window to side, downlighters

Bedroom

window to front, fitted carpet, built-in wardrobes with mirror fronted sliding doors

Bathroom

white suite of panel bath with separate shower over and glazed screen, pedestal wash basin, mirror over, toilet, fully tiled walls and floor, downlighters, shelved recess, shaver point, extractor fan

Outside

Parking

visitor parking to front, private electric remote gated access to rear from Downsbridge Road

Garage

single garage en-bloc with up and over door, electric light

Communal Gardens

well maintained communal gardens

Lease Details

Lease

the property has a share of freehold, the vendor has confirmed the lease is 999 years from 25th December 1986, 960 years remaining

Service Charge

vendor has confirmed the service charge is £116 pcm, £1392.00 per annum

Ground Rent

vendor has confirmed the ground rent is nil

Additional Information

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

