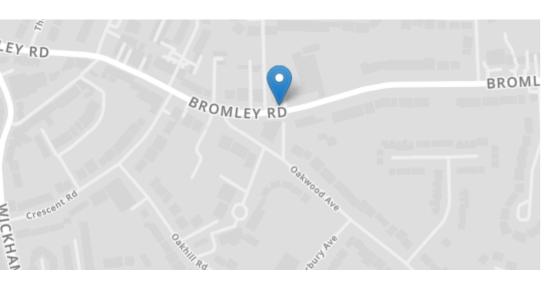
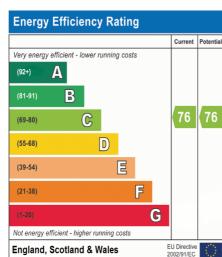
Beckenham Office

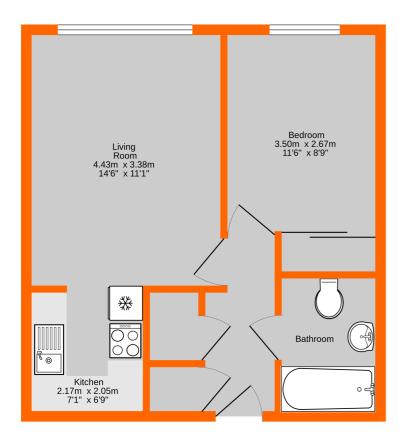
- 102-104 High Street, Beckenham, BR3 1EB
- **200 8650 2000**
- beckenham@proctors.london







Ground Floor Flat 39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA: 39.9 sq.m. (430 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only

JISGAIMEN: 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 Solici

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



Beckenham Office

- 102-104 High Street, Beckenham, BR3 1EB
- **20** 020 8650 2000
- beckenham@proctors.london











Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Holmoaks House, 47 Bromley Road, Beckenham, Kent, BR3 5PA

£100,000 Leasehold

- Double bedroom with wardrobe
- Bathroom
- Convenient location
- Fitted kitchen

- Central heating & double glazing
- Communal gardens
- 14'6" x 11'1" living room
- Chain free



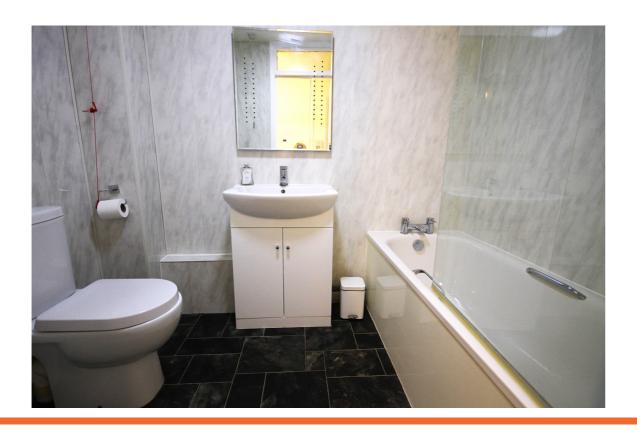


1 Holmoaks House, 47 Bromley Road, Beckenham, Kent BR3 5PA

This delightful one bedroom ground floor retirement flat forms part of this popular block located close to local shops at the 'Oakhill Parade' and bus routes to Beckenham and Bromley. Available to purchasers in receipt of their state pension and offering the usual benefits of a retirement flat such as the communal lounge and laundrette along with the part time manager. The property itself comes to the market in very good order having been recently redecorated and benefits from a living room with window overlooking the communal gardens, a modern fitted kitchen, there is also a double bedroom with built-in wardrobes and a re-fitted bathroom with white suite. There is central heating via radiators, windows are double glazed.

Location

Situated on Bromley Road, this property is about half a mile from Beckenham High Street providing a good range of shops, restaurants, cafes and cinema. Regular 227 bus services are 'on the doorstep' to Beckenham and Bromley whilst trains to Victoria run from Beckenham Junction in addition to tram services to Croydon and Wimbledon.





Ground Floor

Communal Entrance

front door to

Entrance Hall

two deep built-in storage cupboards, radiator, alarm cord

Living Room

4.43m x 3.38m (14' 6" x 11' 1") uPVC windows overlooking communal gardens, double radiator, wide square archway to

Kitchen

2.17m x 2.05m (7' 1" x 6' 9") fitted with a range of modern units comprising inset single drainer stainless steel sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, space for cooker and fridge/freezer, eye level cupboards to two walls, tiling to four walls, vinyl flooring

Bedroom

3.50m x 2.67m (11' 6" x 8' 9") uPVC double glazed windows overlooking communal gardens, built-in double wardrobe housing Ideal gas combination boiler for central heating and hot water, radiator

Bathroom

re-fitted with a white suite comprising panelled bath with electric shower over, wash basin inset with mixer tap and cupboards under, toilet, radiator, wall mirror, vinyl flooring, extractor fan

Outside

Gardens

well maintained communal gardens

Lease Details

99 years from 29th September 1983 62 years remaining





Service Charge

£4175.41 per annum from 1st April 2025 to 31st March 2026 payable in advance

Ground Rent

£90 per annum up to 28th September 2049, will then be £120 per annum from 29th September 2049 for the remainder of the term

Additional Information

Council Tax

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile To check coverage please visit checker.ofcom.org.uk/engb/broadband-coverage checker.ofcom.org.uk/en-gb/mobilecoverage