



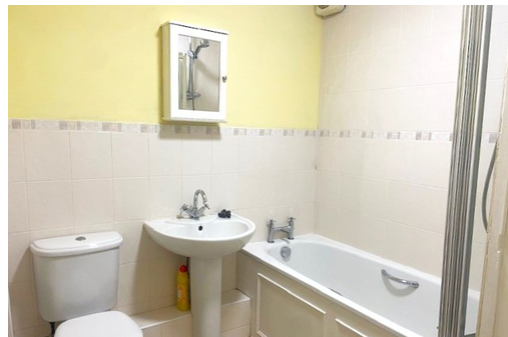


## 17 Moliner Court, 15 Brackley Road, Beckenham, Kent BR3 1RX

This chain free two double bedroom second floor balcony flat forms part of this popular block well located for railway stations. Benefits include an 18'8x11'3 living room with balcony which has a southerly aspect over the communal gardens, a spacious kitchen that requires modernisation, there are also the bedrooms both of which have built-in wardrobes and bathroom which is fitted with a modern white suite. Central heating is via a combination boiler, windows are uPVC double glazed. There is a garage and well maintained communal gardens to rear, we recommend a viewing of this sensibly priced flat.

### Location

Situated about 0.5 of a mile from both New Beckenham Railway Station with services to Charing Cross and DLR connection to Canary Wharf at Lewisham, and Beckenham Junction Railway Station with services to Victoria and Tramlink to Croydon and Wimbledon. The commencement of the High Street is about 0.5 of a mile away and offers a wide choice of coffee shops, bars, restaurants and shops. Beckenham Place Park is also 0.5 of a mile away.



### Ground Floor

#### Communal Entrance

stairs to

### Second Floor

door to

#### Entrance Hall

two built-in storage cupboards, Windsor woodblock flooring, security entry phone handset

#### Living Room

5.70m x 3.42m (18' 8" x 11' 3") uPVC double glazed windows to rear, uPVC double glazed door to balcony with a lovely southerly aspect overlooking communal gardens, double radiator, Windsor woodblock flooring

#### Kitchen

4.03m x 2.20m (13' 3" x 7' 3") uPVC double glazed windows to rear, fitted with a range of units comprising inset stainless steel sink with mixer tap and cupboard under, working surface to one wall with cupboards and drawers under, built-in double oven to remain, one eye level cupboard, wall mounted Worcester combination boiler, tiling to three walls, wooden laminate flooring

#### Bedroom 1

3.99m x 2.72m (13' 1" x 8' 11") uPVC double glazed windows to rear, built-in double wardrobe, double radiator

#### Bedroom 2

3.70m x 2.72m (12' 2" x 8' 11") obscure uPVC double glazed windows to side, built-in wardrobe, double radiator

#### Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and shower over, pedestal wash basin with mixer tap, toilet, chrome heated towel rail, built-in storage cupboard, ceramic tiled floor, tiling to four walls, extractor fan

### Outside

#### Communal Gardens

there are well maintained communal gardens

#### Garage

there is a garage en-bloc to rear - number 29

### Lease Details

#### Lease

the lease is 999 years from the 25th March 1971 - 955 years remaining

#### Service Charge

£1167.00 for the period 29th September 2025 - 24th March 2026

#### Ground Rent

we are advised by the vendor the ground rent is currently £10 per annum

#### Additional Details

Council Tax  
London Borough of Bromley - Band D  
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)