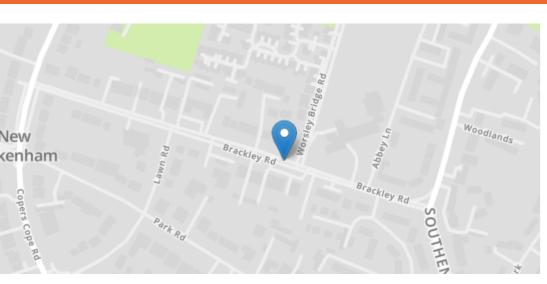
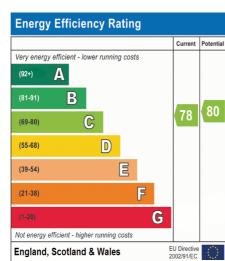
Beckenham Office

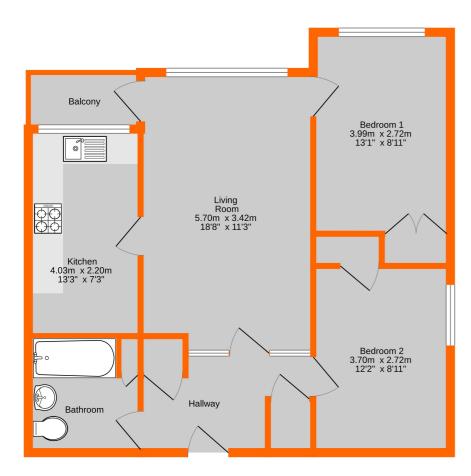
- 102-104 High Street, Beckenham, BR3 1EB
- **200 8650 2000**
- beckenham@proctors.london







2nd Floor Flat 62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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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



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Viewing by appointment with our Beckenham Office - 020 8650 2000

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

£320,000 Leasehold

- Two double bedrooms
- Modern bathroom suite
- Garage en-bloc
- Kitchen requiring modernisation

- uPVC double glazing & central heating
- Spacious living room
- Balcony with southerly aspect
- Communal gardens

102-104 High Street, Beckenham, BR3 1EB









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/counciltax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

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

checker.ofcom.org.uk/en-gb/mobile-coverage