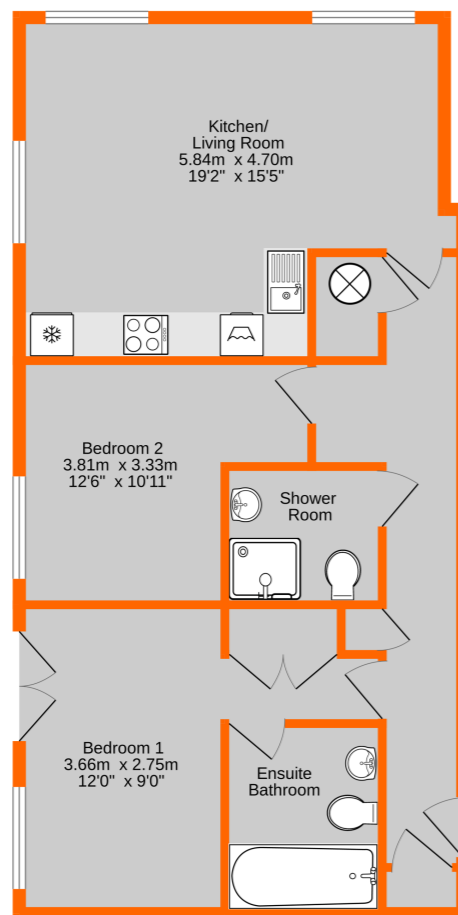


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4th Floor Flat
 70.2 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA : 70.2 sq.m. (756 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix C2024

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 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

103 Lait House 1 Albemarle Road, Beckenham, Kent BR3 5LP £325,000 Leasehold

- Fourth floor balcony apartment
- Secure in block allocated parking
- Two double bedrooms
- Bathroom & Shower Room
- Kitchen area with integrated appliances
- Lift access and chain free
- Double glazed and electric heating
- Central location overlooking Beckenham Green

103 Lait House 1 Albemarle Road, Beckenham, Kent BR3 5LP

This popular former office development has been imaginatively converted to provide three blocks of apartments overlooking Beckenham Green and the start of the High Street. From the south easterly facing fourth floor apartment there are extensive far reaching views from every window, this modern, light and airy spacious apartment situated on the corner of Block B overlooking the Junction of St Georges and Albemarle Roads. There are modern fitting to both en-suite bathroom and shower room, together with the open plan living room and modern fitted kitchen with integrated appliances. Offered chain free, redecorated and ready to move into, other benefits include sealed unit double glazed windows, electric heating, laminated floors, security entry system and a huge bonus of secure in block single allocated parking space and air recirculating system.

Location

Wonderfully central location overlooking Beckenham Green, Beckenham Junction Station (Victoria) tram to Croydon and Wimbledon, start of the High Street with its bars, restaurants, shopping, cinema, gyms, yogo studios and Spa Leisure Center. Beckenham Place Park and Kelsey Park are both within a mile, schools are available to all ages within walking distance



Ground Floor

Communal Entrance

stairs or lift service to

Fourth Floor

Entrance door to

Entrance Hall

built-in coats cupboard houses fuse box, shelved storage cupboard and further cupboard houses replaced hot water cylinder

Kitchen/Living Room

5.84m x 4.70m (19' 2" x 15' 5") LIVING AREA - lovely light and airy feel, two south facing windows in living room with beautiful views overlooking Beckenham Green; another easterly window from kitchen overlooking evergreen trees. Electric radiator, downlights

FITTED KITCHEN AREA - tiled floor, wall mounted electric radiator, range of base and wall cupboards, drawers, worktops, inset stainless steel, single basin, single drainer, sink unit with mixer tap, inset 4 ring ceramic hob, oven under, extractor

hood over, shelves, partly tiled walls, integrated appliances including fridge and freezer, dishwasher and washer/dryer

Bedroom 1

3.66m x 2.75m (12' 0" x 9' 0") range of fitted wardrobes, window to side, glazed double doors - windows and Juliette balcony with views overlooking evergreen trees, electric wall mounted radiator, door to

En-Suite Bathroom

white suite of enclosed panelled bath with mixer tap and shower spray, glazed screen, pedestal wash basin with mixer tap, toilet with newly replaced cistern, cosmetic shelf over, mirror, shaver point, wall mounted chrome electric towel rail, partly tiled walls and floor, extractor fan and downlights

Bedroom 2

3.81m x 3.33m (12' 6" x 10' 11") window to side, freestanding double wardrobe

Shower Room

white suite, glazed shower, pedestal wash basin, toilet with integrated cistern, tiled floor, partly tiled walls, mirror, wall

mounted electric chrome towel rail, shaver point

Outside

Parking

remote gated access to purchased car parking space 25, undercover and secure

Garden

use of communal rooftop gardens

Lease Details

Lease

the vendor has confirmed there are 103 and a half year remaining on the lease

Ground Rent

the vendor has confirmed the ground rent is £255 per annum

Maintenance

the vendor has confirmed the maintenance is £3,844 for the year to 31st March 2025

Council Tax

Band D

