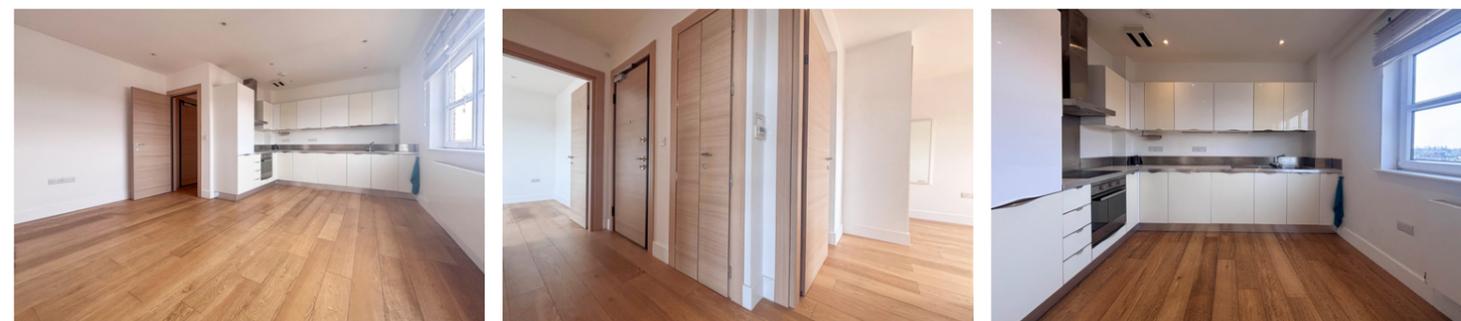
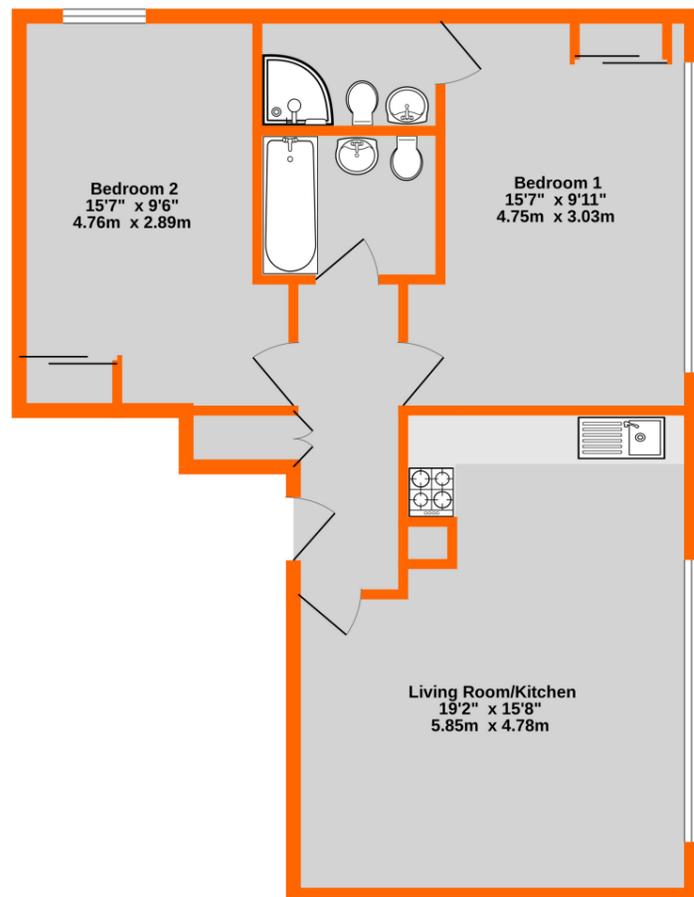




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

729 sq.ft. (67.7 sq.m.) approx.



Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 28, 160 Croydon Road, Beckenham, Kent BR3 4FB

£325,000 Leasehold

- Offered to the market 'Chain Free'
- Two double bedrooms with wardrobes
- Open plan living room/kitchen
- Third floor flat with lift facilities
- Allocated gated parking space
- En suite shower room and second bathroom
- Communal fifth floor roof terrace
- Ideal for Elmers End station and bus routes

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

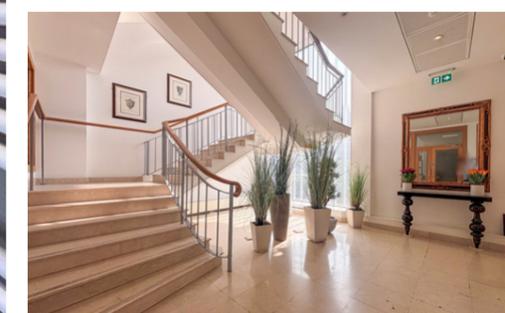


Flat 28, 160 Croydon Road, Beckenham, Kent BR3 4FB

Offered 'Chain Free', this impressive two double bedroom apartment is set within a purpose built development on the third floor, providing excellent natural light and far-reaching views through expansive windows. The property features a modern open plan living area with a well appointed kitchen fitted with contemporary units and integrated appliances. Hardwood flooring runs throughout the living space, entrance hall, and both bedrooms, creating a cohesive and stylish finish. There is a contemporary family bathroom, along with a similarly styled en suite shower room to the principal bedroom, each with its own individual design. Residents benefit from a range of communal features, including two lifts, a high level communal terrace with panoramic views, and secure allocated parking accessed via electric gates.

Location

Ideally located for commuters with local shops and restaurants on the door step at Elmers End as well as bus routes to local town centres, Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



Second Floor

Entrance Hall

3.79m x 1.4m max (12' 5" x 4' 7") plus deep cupboard with heating interface, video entryphone, wood flooring

Open Plan Living Room/Kitchen

5.89m max x 4.76m max (19' 4" x 15' 7") L-shaped with KITCHEN AREA providing gloss fronted base cupboards and drawers with eye level cupboards, work surface with stainless steel upstand and matching splashback for inset 4-ring electric hob with stainless steel extractor hood above, further integrated appliances include fridge/freezer, electric oven, washer/dryer and dishwasher, inset stainless steel double sink and drainer unit with mixer tap, extractor fan, wood flooring extending to LIVING AREA with radiator beneath large double glazed window

Bedroom 1

4.75m max x 2.97m max (15' 7" x 9' 9") to include built in double wardrobe, wood flooring, radiator beneath double glazed window

En Suite Shower Room

2.21m x 1.38m (7' 3" x 4' 6") shower cubicle with glazed curved sliding doors plus fixed overhead shower and further hand spray attachment, low level wc with concealed cistern and wash basin with mixer tap and drawer beneath, fully tiled walls, ceramic floor tiling, heated towel rail, extractor fan

Bedroom 2

4.76m max x 2.91m max (15' 7" x 9' 7") plus recess by door to include double wardrobe with sliding doors, wood flooring, radiator beneath double glazed window

Bathroom

white panelled bath with wall mounted taps and shower spray attachment plus glazed hinged screen, low level wc with concealed cistern, wash basin with mixer tap and drawer beneath, fully tiled walls, ceramic floor tiling, heated towel rail, extractor fan

Outside

Parking

allocated space

Additional Information

Lease

125 years from 1 June 2014 - to be confirmed

Ground Rent

£350 per annum - to be confirmed

Maintenance

£1,795.80 covering the period 1.10.25-31.3.26, paid to Baxter Lambert - to be confirmed

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

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts