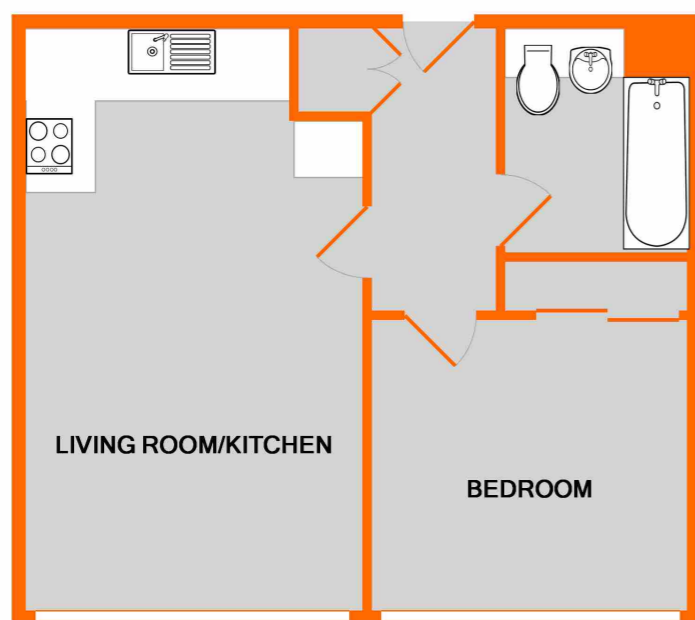


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | 77 | 77 |
| (55 to 68) | D | | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |



TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2019

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 MAP Limited 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 Rent4sure Limited 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 Park Langley Office - 020 8658 5588

Flat 14, 160 Croydon Road, Beckenham BR3 4FB

£275,000 Leasehold

- First floor apartment available Chain Free
- Generous open plan living room/kitchen
- Beautifully appointed modern bathroom
- Attractive engineered oak flooring
- Fabulous entrance and stairs plus two lifts
- Double bedroom with built-in wardrobe
- Allocated parking space in gated car park
- Communal roof terrace on fifth floor

Flat 14, 160 Croydon Road, Beckenham BR3 4FB

Available "Chain Free" - Impressive one bedroom first floor apartment in this iconic building with stunning entrance foyer having marble flooring and staircase as well as two lifts for easy access to upper floors. The current owners bought from new and have successfully let the flat with the property recently redecorated, ready for the next investor or owner/occupier. The kitchen and bathroom are in excellent condition with the kitchen having integrated appliances, There is engineered oak hardwood flooring throughout with tiling to the bathroom and large built-in wardrobe to the bedroom, all to make the accommodation ideal for easy living. The gas fired central heating system is run from communal boilers and there is double glazing with tilt and turn windows and secure gated parking with allocated space. London Borough of Bromley Council Tax Band C.

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.



First Floor

Entrance Hall

3.00m x 1.27m (9'10 x 4'2) plus built-in double cupboard with inverter for heating and hot water, attractive wood strip flooring, video entryphone, downlights

Kitchen/Living Room

6.35m x 3.71m (20'10 x 12'2) to include KITCHEN AREA to far end with base cupboards and drawers beneath work surface plus integrated washer/dryer and dishwasher, inset single drainer stainless steel sink and waste disposal, cooker hood and stainless steel splashback above 4-ring ceramic hob with electric oven beneath, integrated upright fridge/freezer (recently replaced), eye level cupboards, downlights and extractor fan, attractive wood strip flooring extending to spacious LIVING AREA with radiator beneath large double glazed window having fitted blind

Double Bedroom

3.96m max x 3.53m (13'0 x 11'7) to include large built-in double wardrobe with sliding doors providing ample hanging with shelf above, wood strip flooring, radiator beneath large double glazed window with fitted black out blind

Bathroom

7' 4" max x 6' 10" max (2.24m x 2.08m) well appointed with white panelled bath having mixer tap plus shower attachment and hinged screen over, wash basin with mixer tap having pull out storage beneath, white low level wc with concealed cistern, tiled walls, heated towel rail, mirrored cabinet with shaver point above basin, downlights and extractor



Outside

Parking

allocated space in secure gated car park situated to rear of building beneath this flat, visible from living room and bedroom

Lease Details

Lease Term

125 years from 2014 - to be confirmed

Ground Rent

£300 per annum - to be confirmed

Maintenance

currently £1,517 - to be confirmed

Agents Note

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

