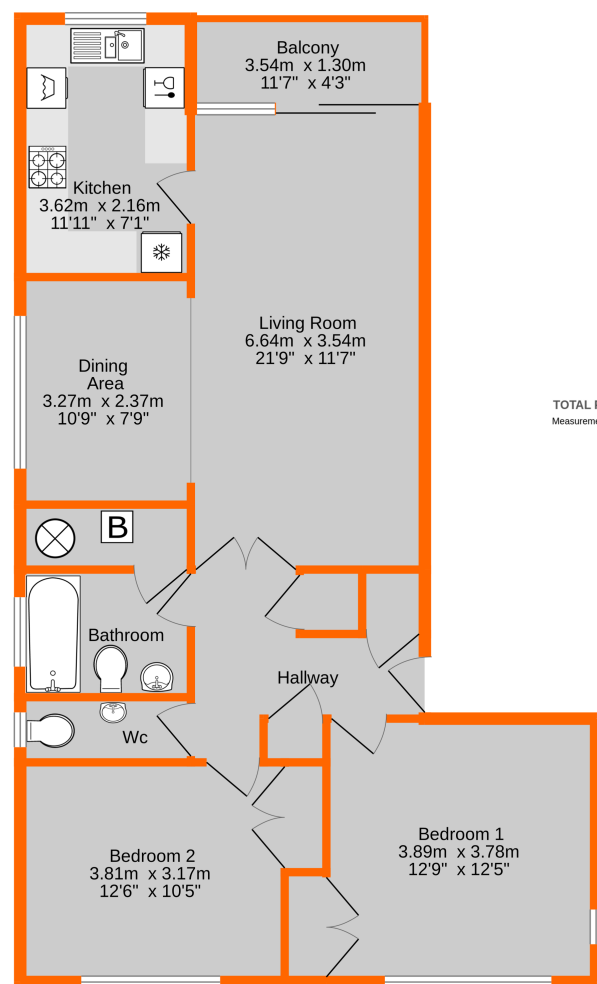


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat
 85.9 sq.m. (925 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (925 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

3 Fairleas, 11 Court Downs Road, Beckenham, Kent BR3 6LL

£475,000 Leasehold

- Two double bedrooms
- Bathroom with white suite
- Living room with dining area
- Fitted kitchen
- Double glazing and central heating
- Lift service
- Well maintained communal gardens
- Garage en-bloc

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



3 Fairleas, 11 Court Downs Road, Beckenham, Kent BR3 6LL

This larger than average 'chain free' two double bedroom first floor flat with lift access forms part of this popular block well located for Beckenham High Street and Kelsey Park. There are large windows creating a light and spacious feel throughout especially in the living room which has sliding doors onto the balcony which has a southerly aspect over the well maintained communal gardens. Both of the bedrooms have built-in wardrobes, there is a bathroom with white suite and also a separate cloakroom. We recommend potential purchasers looking for a central location view without delay.

Location

This is a very popular and convenient location less than quarter of a mile from Beckenham High Street offering a good choice of shops, restaurants and other amenities. An entrance to Kelsey Park is only a few hundred yards away, by the junction with Manor Way. Beckenham Junction Station will be found at the end of the high street, on Rectory Road, and from here there are train services to Victoria and at peak times The City as well as a tram service to Croydon and Wimbledon.



Ground Floor

Communal Entrance

stairs and lift to

First Floor

front door to

Entrance Hall

built-in coats cupboard with shelving over, two built-in storage cupboards, radiator

Living Room

6.64m x 3.54m (21' 9" x 11' 7") sliding doors to south facing balcony which offers a leafy southerly aspect, wooden fireplace surround, double radiator, coving, open to

3.27m x 2.37m (10' 9" x 7' 9") DINING AREA - windows to side, radiator, coving

Kitchen

3.62m x 2.16m (11' 11" x 7' 1") windows to rear, fitted with a range of units comprising inset one and a half bowl sink with mixer tap and cupboards under, working surface to four walls with cupboards and drawers under, space and plumbing for washing machine and dishwasher, space for cooker and fridge/freezer, eye level cupboards to three walls, with built-in extractor fan, tiling to four walls, ceramic tiled floor

Bedroom 1

3.98m x 3.78m (13' 1" x 12' 5") windows to front and side, built-in double wardrobe with hanging rail and storage space over, coving, radiator

Bedroom 2

3.81m x 3.17m (12' 6" x 10' 5") windows to front, built-in double wardrobe with hanging rail and storage space over, fitted wardrobes with high level lockers over bed recess, coving, radiator

Bathroom

obscure window to side, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, toilet, pedestal wash basin, fully tiled walls, built-in airing cupboard housing gas fired boiler for central heating and hot water and insulated hot water tank and shelving, ceramic tiled floor, double radiator

Cloakroom

obscure window to side, fitted with a white suite comprising toilet and wall mounted wash basin, half tiled walls, ceramic tiled floor

Outside

Garage

en-bloc to rear, there is visitors parking to

the front of the building

Garden

well maintained communal gardens to rear

Lease Details

Lease

We are advised by the vendor that the lease length is currently 44 years but this will be extended to an additional 99 years

Maintenance

We are advised by the vendor that the maintenance charge for the current year is £1,700

Ground Rent

vendor has confirmed the ground rent is nil

Council Tax

Band E