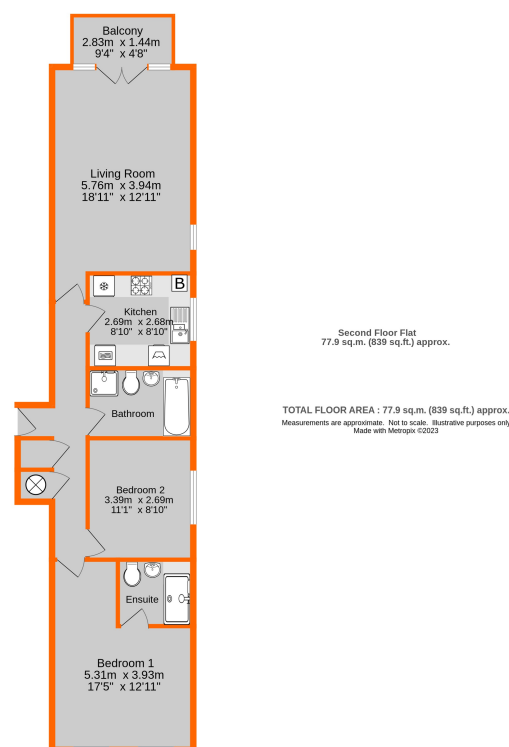


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	80
		EU Directive 2002/91/EC	



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 8 Sycamore Court, 7 Copers Cope Road, Beckenham, Kent BR3 1NE

### £400,000 Leasehold

- Two Bedrooms
- Spacious Bathroom & En-Suite Shower room
- Garage en-bloc
- 18'11" x 12'11" dual aspect Living Room
- Fitted Kitchen with appliances
- Central Heating & Double Glazing
- South facing Balcony
- 'Chain Free'

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





## 8 Sycamore Court, 7 Copers Cope Road, Beckenham, Kent BR3 1NE

This well located 'chain free' two bedroom balcony flat is situated on the second floor of this popular block that has a lift service. The flat benefits from a 1811" x 12'11" Living Room with south facing balcony, fitted Kitchen with built-in appliances. The main Bedroom has an En-Suite shower room and a built-in wardrobe, there is also the second bedroom and spacious Bathroom with white suite. Windows are uPVC double glazed, central heating is via radiators. Communal Gardens are well maintained, there is a Garage en-bloc to rear

### Location

Sycamore court is centrally located in the popular residential Copers Cope Road with easy access to Beckenham Junction Station (Victoria/Blackfriars) and trams to Croydon/Wimbledon being within a quarter of a mile away, together with Beckenham High Street and its extensive shopping, social facilities and restaurants a little further. Also within that distance is the beautiful Beckenham Place Park, New Beckenham Station (London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection at Lewisham) is just over half a mile away. Schools for all ages are available within the vicinity.



### Ground Floor

#### Communal Entrance

stairs and lift service to 2nd floor, front door to

### Second Floor

#### Entrance Hall

built-in storage cupboard with hanging rail, built-in airing cupboard housing hot water tank, radiator, dado rail, video entry phone handset, coving

#### Living Room

5.76m x 3.94m (18' 11" x 12' 11") uPVC double glazed windows and uPVC double glazed doors to south facing balcony, further uPVC double glazed window to side, two double radiators, coving, spotlights

#### Kitchen

2.69m x 2.68m (8' 10" x 8' 10") uPVC double glazed windows to side, fitted with a range of units comprising inset single drainer sink with mixer tap and cupboards under, working surface to three walls with cupboards under, built-in double oven and 4 ring gas hob with extractor fan over, integrated fridge/freezer and dishwasher, plumbing and space for washing machine, eye level cupboards to two walls with concealed lighting, one housing Worcester gas fired boiler for central heating and hot water, tiling to three walls, ceramic tiled floor, spotlights

### Bedroom 1

3.39m x 2.69m (11' 1" x 8' 10") uPVC double glazed windows to front, built-in double wardrobe with hanging rail and storage space over, double radiator, coving, spotlights, door to

#### En-Suite Shower Room

double shower cubicle, pedestal wash basin with mixer tap, toilet, fully tiled walls, ceramic tiled floor, radiator, extractor fan, spotlights

### Bedroom 2

3.39m x 2.69m (11' 1" x 8' 10") uPVC double glazed windows to side, radiator, spotlights, coving

### Bathroom

fitted with a white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, toilet, fully tiled shower cubicle, ceramic tiled floor, tiling to four walls, radiator, extractor fan, spotlights

### Outside

#### Garden

communal garden

#### Garage

single garage en-bloc, patched roof, up and over door to front

### Lease Details

#### Lease

We are advised by the vendor the lease is 125 years from 1997

#### Ground Rent

vendor has confirmed the ground rent is £300 p/a until 01/06/2047 then doubling every 25 years

#### Maintenance

vendor has confirmed maintenance is £1,320 p/a paid December 2021

#### Agents Note

details of lease, maintenance and ground rent etc to be confirmed prior to exchange of contracts

#### Council Tax

Band E

