

10 Hamblehyrst, 15 Court Downs Road, Beckenham, Kent BR3 6LL

We understand from our client that this unique and highly individual, extremely spacious duplex penthouse apartment which sits on the top two floors of this well located block was originally designed as two apartments subsequently combined into one impressive home when purchased from new from the developer in the mid 1990's. There is a wonderfully spacious sitting room with balcony, fitted kitchen/breakfast room with integrated appliances and balcony, there is also a dining room, a home office/third reception room, utility room, cloakroom and a bedroom suite with wardrobes and re-fitted shower room. The top floor houses two further bedroom suites, the principal having a range of fitted wardrobes, a spacious re-fitted en-suite and a balcony, the second suite offers a bedroom, balcony along with a dressing room and en-suite bathroom.

All four balconies are south facing with views over allotments towards Kelsey Park, benefits include uPVC double glazing, gas radiator central heating, fitted carpets, Amtico floor coverings, coved cornices, security entry system and two double garages, adaptable and extensive accommodation, rarely available properties of this calibre and size located in such a sought after address near to Kelsey Park and High Street. This is an exceptional apartment that should be viewed without delay

Location

Situated in one of Beckenhams prime locations, sought after and convenient for central Beckenham with an entrance to Kelsey Park a short distance along the road, by the junction with Manor Way. Beckenham High Street is within a quarter of a mile providing a good range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City with DLR connection at Lewisham for Canary Wharf, as well as trams to Croydon and Wimbledon.



Ground Floor

Communal Entrance

stairs and lift service to

Third Floor

Front door to

Reception Hall

windows to rear, built-in coats/storage cupboard, Amtico flooring, stairs to top floor

Cloakroom

fitted with a white suite comprising toilet, wall mounted washbasin with mixer tap, Amtico flooring, tiling to four walls, extractor fan

Dining Room

4.95m x 3.40m (16' 3" x 11' 2") two double doors from hall, windows to side, door to reception 3

Sitting Room

6.84m x 5.78m (22' 5" x 19' 0") windows to side and rear, glazed sliding doors to south facing balcony, coving, air conditioning unit

Home Office/Reception 3

5.36m x 3.72m (17' 7" x 12' 2") windows to front, built-in shelved cupboards, fitted units to three walls with built-in desk, spotlights, this room is currently divided into two rooms via a partition wall and double doors

Kitchen/Breakfast Room

4.36m x 3.60m (14' 4" x 11' 10") limed oak fronted units comprise base and wall cupboards and drawers, full height pull out larder units, corner carousel cupboards, plate rack and shelves, pelmet lighting, granite worktops one and a half bowl stainless steel sink unit with mixer tap, partly tiled walls, Amtico flooring, integrated appliances include, pull out 'drawers' fridge, separate freezer, dishwasher, 4 ring gas hob with extractor funnel over, built-in oven, combination oven, sliding glazed doors onto balcony

Bedroom Suite 3

5.30m x 3.80m (17' 5" x 12' 6") windows to side, fitted wardrobes to one wall, further deep built-in storage cupboard

En-Suite Shower Room

re-fitted with a white suite comprising fully tiled shower, vanity surface with inset sink and cupboards under, toilet with concealed cistern, ceramic tiled floor, extractor fan, heated towel rail

Top Floor

Landing

built-in storage cupboard, and airing cupboard housing hot water cylinder, secondary private door to landing serving only the Penthouses, Velux window, access to loft space

Principal Bedroom Suite

6.81m x 5.57m (22' 4" x 18' 3") sliding double glazed doors to balcony, fitted wardrobes to two walls, air conditioning unit, door to

En-Suite Bathroom

spacious, obscure windows to side, re-fitted with a white suite comprising panelled bath with mixer tap and shower attachment, large glazed walk-in shower with rain head and hand spray, twin basins with mixer taps and mirror over, toilet with concealed cistern, spotlights, ceramic tiled floor

Dressing Area

Velux window, built-in wardrobes with access to eaves storage, doors to bedroom 2 and bathroom

Bedroom Suite 2

4.63m x 4.45m (15' 2" x 14' 7") sliding doors to south facing balcony, door to

Galleried Snug

double glazed Velux window open and galleried to stairwell

En-Suite Bathroom

Velux window to side, fitted with a white suite comprising panelled bath with mixer tap and hand spray attachment, walk-in double shower with rain head and shower attachment, pedestal wash basin, toilet, tiling to four walls, extractor fan

Outside

Garage

there are two double garages en-bloc to rear, both with up and over doors, visitor parking spaces

Communal Gardens

there are well maintained communal grounds

Lease Details

Lease

leasehold with a share of freehold, we have been advised by the vendor that the lease is 999 years from 2019 - to be confirmed

Service Charge

we are advised by the vendor that the service charge is £6,420 per annum - to be confirmed

Ground Rent

the vendor has advised that the ground rent is nil - to be confirmed

Additional Information

Council Tax
London Borough of Bromley - Band G
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