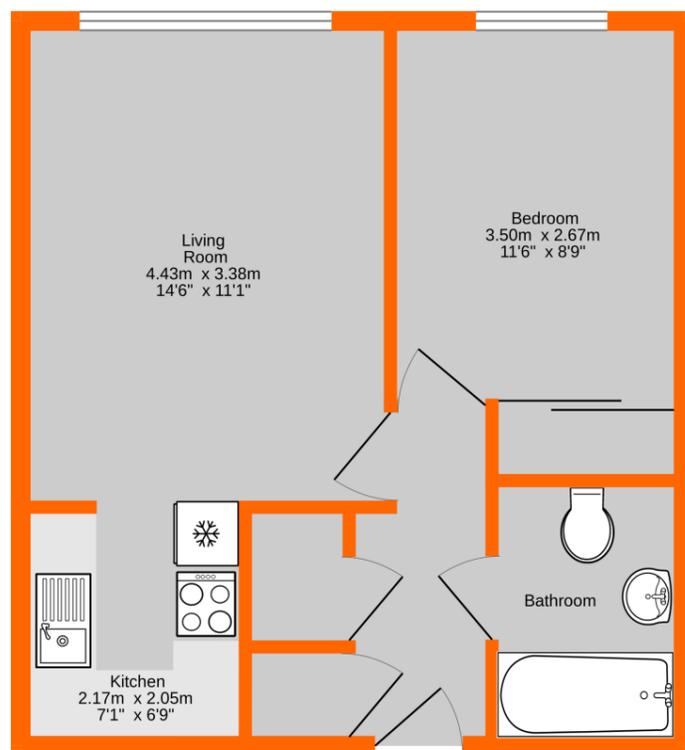


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 39.9 sq.m. (430 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2025

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.
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 For further details please visit our website - www.proctors.london



Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Holmoaks House, 47 Bromley Road, Beckenham, Kent, BR3 5PA

£95,000 Leasehold

- Double bedroom with wardrobe
- Bathroom
- Convenient location
- Fitted kitchen
- Central heating & double glazing
- Communal gardens
- 14'6" x 11'1" living room
- Chain free

1 Holmoaks House, 47 Bromley Road, Beckenham, Kent BR3 5PA

This delightful one bedroom ground floor retirement flat forms part of a popular development conveniently located close to the local shops at Oakhill Parade and bus routes serving Beckenham and Bromley. Available to purchasers in receipt of their state pension, the block offers the usual retirement benefits, including a communal lounge, laundrette and part time on site manager. The property itself is presented in very good order, having been recently redecorated. The accommodation includes a bright living room with a window overlooking the communal gardens, a modern fitted kitchen, a double bedroom with built in wardrobes and a re fitted bathroom with a white suite. Additional features include double glazed windows and central heating via radiators.

Location

Situated along Bromley Road, this property is approximately half a mile from Beckenham High Street, which offers an excellent range of shops, cafés, restaurants and a cinema. The 227 bus route runs conveniently close by, providing regular services to both Beckenham and Bromley. For commuters, Beckenham Junction is within easy reach, offering rail services to London Victoria as well as Tramlink connections to Croydon and Wimbledon.



Ground Floor

Communal Entrance

front door to

Entrance Hall

two deep built-in storage cupboards, radiator, alarm cord

Living Room

4.43m x 3.38m (14' 6" x 11' 1") uPVC windows overlooking communal gardens, double radiator, wide square archway to

Kitchen

2.17m x 2.05m (7' 1" x 6' 9") fitted with a range of modern units comprising inset single drainer stainless steel sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, space for cooker and fridge/freezer, eye level cupboards to two walls, tiling to four walls, vinyl flooring

Bedroom

3.50m x 2.67m (11' 6" x 8' 9") uPVC double glazed windows overlooking communal gardens, built-in double wardrobe housing Ideal gas combination boiler for central heating and hot water, radiator

Bathroom

re-fitted with a white suite comprising panelled bath with electric shower over, wash basin inset with mixer tap and cupboards under, toilet, radiator, wall mirror, vinyl flooring, extractor fan

Outside

Gardens

well maintained communal gardens

Lease Details

Lease

99 years from 29th September 1983 - 62 years remaining

Service Charge

£4175.41 per annum from 1st April 2025 to 31st March 2026 payable in advance or in monthly instalments

Ground Rent

£90 per annum up to 28th September 2049, will then be £120 per annum from 29th September 2049 for the remainder of the term

Additional Information

Council Tax
London Borough of Bromley - Band B
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