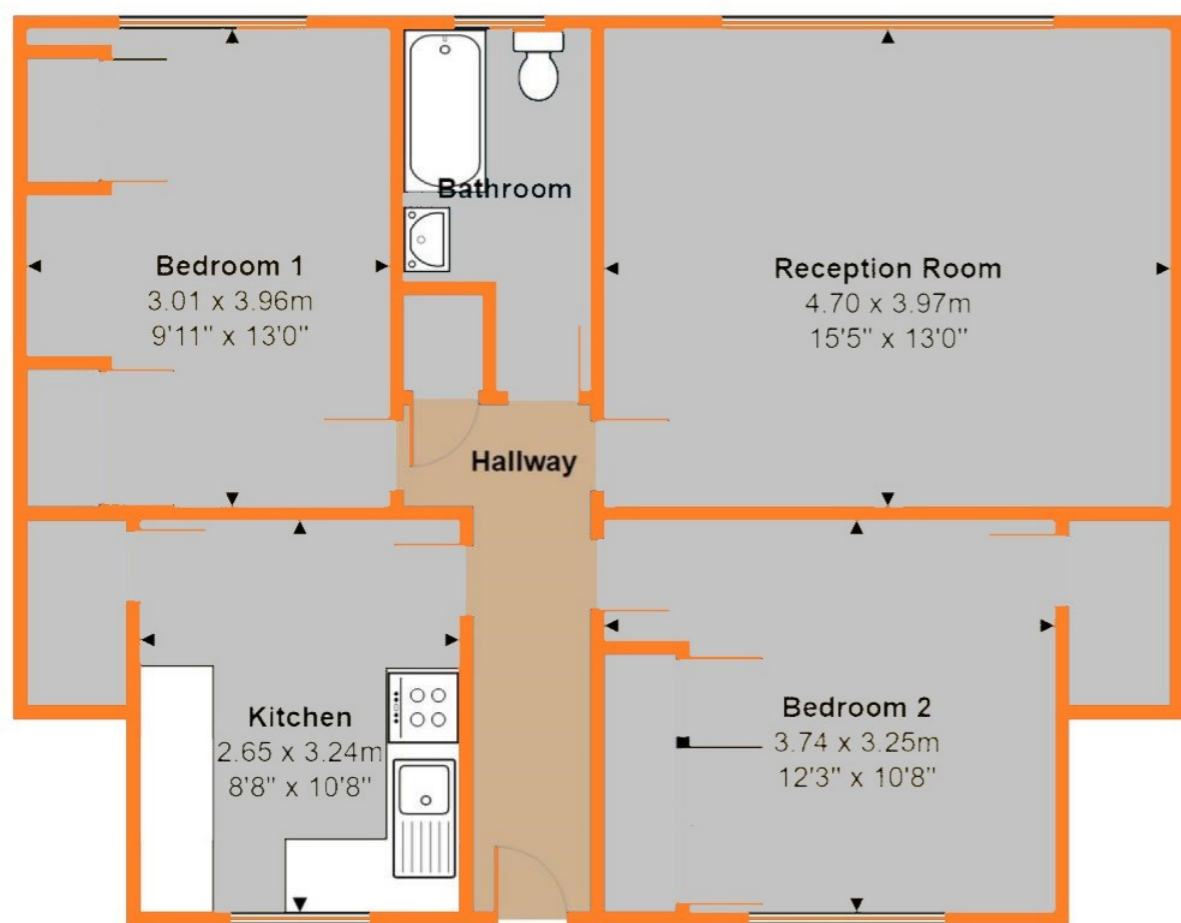


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total Floor Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.

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 Beckenham Office - 020 8650 2000

2 Boxley House Abbey Park, Beckenham BR3 1PS

**£310,000 Leasehold**

- Ground floor Maisonette
- Ideal for first time buyers or 'downsizers'
- Double glazed & gas central heating
- Quiet yet central location
- Two double bedrooms
- Kitchen/Breakfast room
- 15'5" x 13' Reception room
- Lovely communal gardens and parking



## 2 Boxley House Abbey Park, Beckenham BR3 1PS

Proctors Beckenham High Street are pleased to bring to the market this two double bedroom ground floor maisonette, ideal for first time buyers or those wanting to downsize, situated in this peaceful development, convenient for all amenities and transport, with views over the communal gardens and rose beds this maisonette has a bright and airy feel enhanced by the southerly aspect to the rear, with a 15' x 5" reception, 10' fitted kitchen, bathroom, double glazing and gas central heating.

### Location

Occupying a raised position central to the development which is conveniently situated between Park & Brackley Roads, Beckenham Junction Station and Tramlink is 0.3 of a mile and New Beckenham Station is just over 0.5 of a mile, Beckenham High Street is just beyond the station offering a wide array of shops, bars and restaurants. Beckenham Place Park with its swimming lake is within a mile and the area is well served by schools for all ages.



### Ground Floor

#### Private Entrance

outside bin storage cupboard, double glazed door to

#### Hallway

cupboard housing cold and hot water tanks, fitted carpet

#### Reception Room

4.70m x 3.97m (15' 5" x 13' 0") double glazed picture windows to rear, overlooking gardens, coved ceiling, original feature fireplace with electric fire

#### Kitchen/Breakfast Room

2.65m x 3.24m (8' 8" x 10' 8") double glazed window to front, range of wall, base and drawer units with wood effect worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, space for freestanding electric oven, fridge and freezer, integrated microwave, under stairs storage cupboard, vinyl flooring



### Bedroom 1

3.01m x 3.96m (9' 11" x 13' 0") double glazed window to rear, coved ceiling, two double fitted wardrobes, high wall cupboards with drawers under, wall mounted 'Ideal Classic' boiler to corner concealed behind screen

### Bedroom 2

3.74m x 3.25m (12' 3" x 10' 8") double glazed window to front, coved ceiling, built-in cupboard, fitted double wardrobe

### Bathroom

Obscure double glazed window to rear, panelled bath with mixer tap and hand shower attachment, inset wash basin with mixer tap, vanity unit, low level WC, heated towel rail, fully tiled walls, tiled floor

### Outside

#### Communal Gardens

extensive well maintained gardens, laid to lawn with rose borders, trees

### Parking

first come first served parking within the development

### Lease Details

#### Lease

the vendor has confirmed the lease 125 years from 24th June 1994

#### Maintenance

the vendor has confirmed the maintenance is £2,720.00 per annum

#### Ground Rent

the vendor has confirmed the ground rent is £15.76 per annum

#### Council Tax

London Borough of Bromley - Band C

