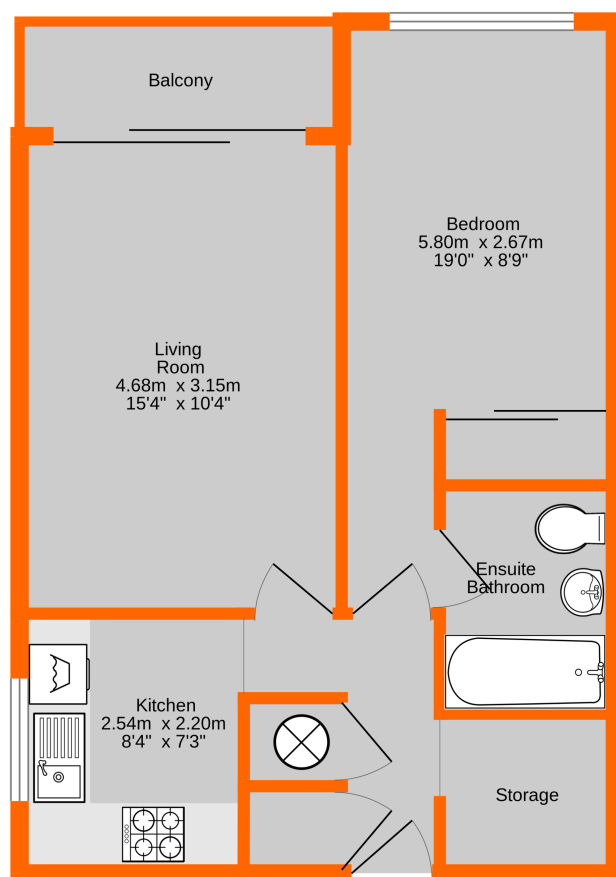


Second Floor Flat  
 45.1 sq.m. (486 sq.ft.) approx.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <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                   |          | 71                      | 80        |
|                                             |          | EU Directive 2002/91/EC |           |



TOTAL FLOOR AREA : 45.1 sq.m. (486 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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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Viewing by appointment with our Beckenham Office - 020 8650 2000

27 Haven Court, 39 Bromley Road, Beckenham, Kent, BR3 5YB

**£285,000 Share of Freehold**

- Bedroom with built-in wardrobes
- Modern bathroom suite
- 15'4" x 10'4" Living room
- Balcony overlooking communal gardens
- uPVC double glazing
- Central heating currently not working
- Garage en-bloc to rear
- Well maintained communal gardens



## 27 Haven Court, 39 Bromley Road, Beckenham, Kent BR3 5YB

This one bedroom balcony apartment is situated on the second floor and to the rear of this popular shared freehold block that is well located for Beckenham High Street and Beckenham Junction Station. The living room with sliding door to the balcony has a delightful open outlook over the communal gardens and beyond. The kitchen whilst having a range of fitted units with built-in oven and hob is in need of modernisation. The bedroom which enjoys an open outlook to rear has an en-suite bathroom fitted with a modern white suite. When built the flat had a cloakroom which although removed could easily be reinstated, the vendor currently uses the room for storage but it could be utilised as an office. We recommend a viewing of this light and airy flat.

### Location

Haven Court is situated in Bromley Road close to a parade of local shops and about half a mile from Beckenham High Street which provides a good range of shops, restaurants, bar, cafes and a cinema. Beckenham Junction Railway Station is located at the end of the High Street and has services to Victoria and Tram link services to Croydon and Wimbledon. Both Kelsey Park and Beckenham Place Park are close by



### Ground Floor

#### Communal Entrance

stairs to

### Second Floor

#### Front door to

#### Entrance Hall

built-in coats cupboard with shelving, built-in airing cupboard housing hot water tank, security entryphone handset, radiator, walk-in storage cupboard that was originally a cloakroom - easily converted back to a cloakroom or could be utilised as an office

#### Living Room

4.68m x 3.15m (15' 4" x 10' 4") uPVC double glazed sliding door to balcony, two wall lights, double radiator, wooden laminate flooring

#### Kitchen

2.54m x 2.20m (8' 4" x 7' 3") uPVC double glazed window to side, fitted with a range of units comprising inset circular sink with circular drainer and mixer tap, working surface to two walls with

cupboards and drawers under, built-in electric oven and 4 ring gas hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, eye level cupboards to one wall, wall mounted gas fired boiler in need of repair/replacement, vinyl flooring, radiator

#### Bedroom

5.80m x 2.67m (19' 0" x 8' 9") uPVC double glazed windows to rear, mirror fronted wardrobes to one wall, hanging rail and storage space over, radiator, door to

#### En-Suite Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap with shower attachment and shower over, pedestal wash basin with mixer tap, toilet, chrome heated towel rail, ceramic tiled floor, fully tiled walls, mirror with lighting, extractor fan

### Outside

#### Communal Gardens

well maintained communal gardens to front and rear

### Garage

en-bloc to rear

### Lease Details

#### Lease

we are advised by our vendor that the lease currently has 133 years remaining, share of freehold.

#### Maintenance

we are advised by our vendor the maintenance charge for 29th September 2023 to 24th March 2024 was £750.00. plus £25 contribution to external decorations.

#### Ground Rent

The vendor has confirmed that there is no ground rent payable

#### Council Tax

Band C