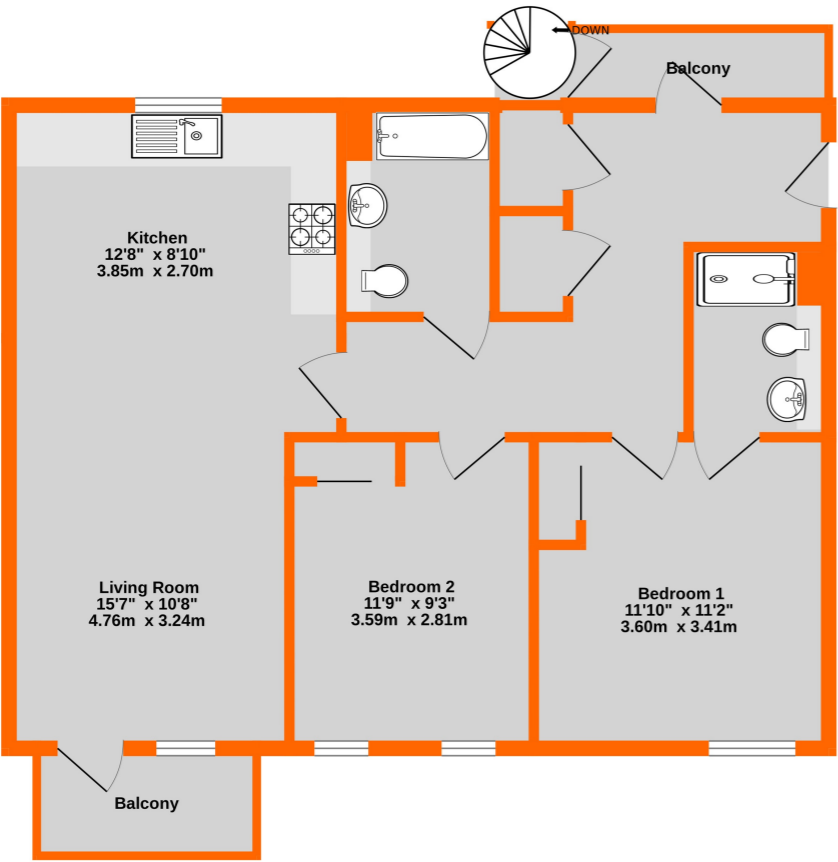


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FIRST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

19 Ibis Court, 135 Albemarle Road, Beckenham BR3 5FE  
**£475,000 Leasehold**

- Exceptional 2 bedroom modern apartment
- 12m/40ft PRIVATE PAVED REAR GARDEN
- Open plan fitted kitchen and living room
- Wood strip flooring and double glazing
- Set behind main block with gated driveway
- Short walk to Shortlands Station and shops
- Excellent en suite and second bathroom
- Allocated parking space and store room

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19 Ibis Court, 135 Albemarle Road, Beckenham BR3 5FE

A FABULOUS FIND - Excellent apartment approached via SECURE GATED driveway with 12m/40ft PRIVATE GARDEN to rear directly accessed via staircase from balcony. The entryphone to the main block, fronting the road, is used to access the pair of extra apartments at the rear, built as part of this exclusive development by Michael Shanly Homes in 2013. An enclosed central staircase leads to these two apartments, above allocated parking spaces, with a unique sense of privacy having no shared walls abutting neighbours. The current owner added the rear balcony to access the garden with a door from the hall and a window in the kitchen giving extra natural light. Fitted kitchen is open plan to the spacious living room with front balcony enjoying sunny southerly aspect. Two double bedrooms and TWO BATHROOMS in very good condition, including en suite to main bedroom. Allocated parking space beneath with door to large STORAGE ROOM giving ground floor entry to garden.

Location

Situated very conveniently at the end of Albemarle Road, just a few minutes walk to Shortlands Village with local speciality and convenience stores together with Shortlands Station providing frequent services to London Blackfriars, Victoria and Bromley South. Bromley town centre is about a mile away with the Churchill Theatre, the Glades shopping centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction there are trains to Victoria and The City plus tram services to Croydon and Wimbledon.



First Floor

Entrance Hall

3.96m max x 3.74m max (13'0 x 12'3) L-shaped plus additional with double glazed door to Rear Balcony and garden, airing cupboard with Megafllo hot water cylinder, coat cupboard, wood strip flooring, radiator

Rear Balcony

2.9m x 0.9m (9'6 x 2'11) with staircase down to private garden

Open Plan Kitchen/Living Room

7.63m x 3.86m max (25'0 x 12'8) arranged as follows:

~ Kitchen

3.85m x 2.7m (12'8 x 8'10) open to living room and well appointed with base cupboards and drawers plus integrated dishwasher and washer/dryer beneath work surfaces, inset 1½ bowl single drainer sink with waste disposal and mixer tap, Siemens cooker hood and stainless steel splashback above 4-ring ceramic hob, built in electric oven and microwave, integrated upright fridge/freezer, wall tiling, radiator, tiled floor, wall cupboard concealing Potterton Promax SL gas boiler, double glazed window to rear

~ Living Room

4.76m x 3.24m (15'7 x 10'8) plus recess by door, wood strip flooring, radiator, full height double glazed windows and door to Front Balcony

Front Balcony

2.57m x 1.23m (8'5 x 4'0) enjoys sunny southerly aspect

Bedroom 1

3.6m x 3.41m (11'10 x 11'2) includes built in double wardrobe with sliding doors, radiator, full height double glazed window to front

En Suite Shower Room

2.2m x 1.63m (7'3 x 5'4) large tiled shower cubicle with sliding door, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling with large mirror above basin, shaver point, chrome heated towel rail, tiled floor, downlights and extractor

Bedroom 2

3.59m x 2.81m (11'9 x 9'3) includes fitted double wardrobe with sliding doors, radiator, full height double glazed windows to front

Second Bathroom

2.45m x 1.77m (8'0 x 5'10) large white panelled bath with hinged screen over plus fixed overhead shower and hand shower, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling, large mirror above basin, shaver point, chrome heated towel rail, tiled floor, downlights and extractor

Outside

Private Rear Garden

about 12.05m max x 6.9m max (39'6 x 22'8) entry at ground floor level through Store Room to rear of parking space or from Rear Balcony via spiral staircase, extensively paved for ease of maintenance, outside lights and water tap, steps to area beside building with timber shed, external power point to rear fence

Parking

5.3m x 2.35m (17'5 x 7'9) allocated covered space beneath the flat (4th space along from driveway)

Storage Room

2.54m x 2.38m (8'4 x 7'10) with light and power, door from allocated parking space plus further door to private garden

Additional Information

Lease

99 years from 1 January 2013 - to be confirmed

Ground Rent

£400 per annum, increasing by £400 every 20 years

Maintenance

annual charge of £2,155.30 +£19.80 collected in 8 installments

Council Tax

London Borough of Bromley Band - E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts