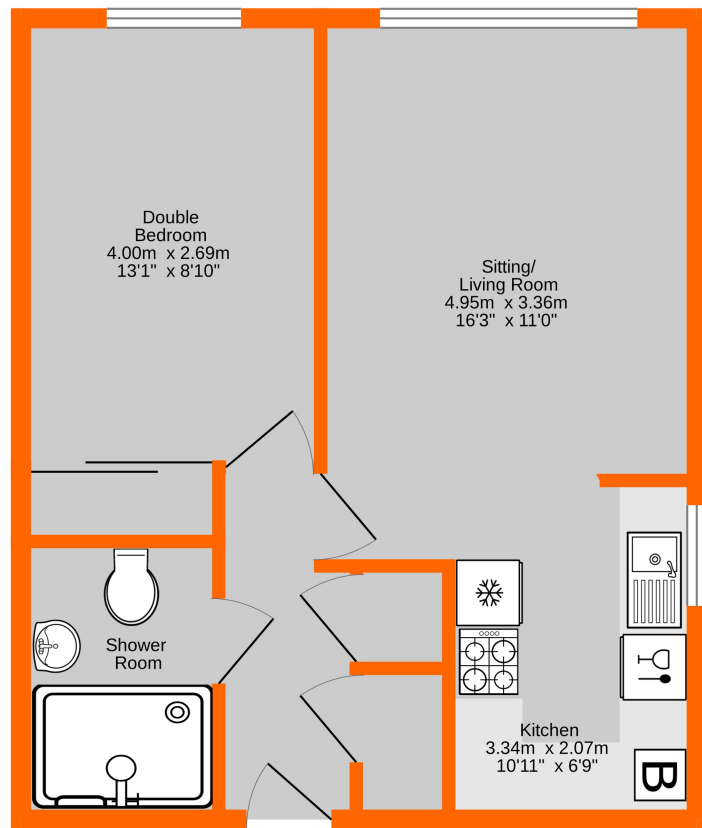


Mid Floor Flat
43.3 sq.m. (466 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(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		



TOTAL FLOOR AREA : 43.3 sq.m. (466 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and 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 a 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



George Proctor & Partners trading as Proctors



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

7 Andreck Court, 2a Crescent Road, Beckenham, Kent BR3 6UL

£120,000 Leasehold

- First floor retirement flat
- Newly appointed kitchen and shower room
- Living room with window overlooking gardens
- South west facing communal gardens
- Recently redecorated and recarpeted
- Double bedroom with wardrobes
- Convenient for local shops and bus routes
- Less than half a mile to Beckenham High Street

7 Andreck Court, 2a Crescent Road, Beckenham, Kent BR3 6UL

An exceptional opportunity to acquire this immaculately presented and comprehensively refurbished first floor retirement flat in this well located block enjoying easy access to central Beckenham and local shops at Oakhill Parade. Beautifully bright sitting room with large double glazed window overlooking communal grounds to rear, open plan to good size newly refitted kitchen with double glazed window to side and gas fired combination boiler for central heating and hot water. Generous double bedroom with large built in double wardrobe and newly fitted shower room with white suite including large walk in shower with glazed screen and heated towel rail. This age restricted block offers a wonderful sense of doorstep community with benefits including residents' lounge, laundry room, guest suite (available at a nominal charge), and gardens with sunny terrace, as well as lift and stairs to all floors.

Location

Andreck Court is a popular retirement development for those aged 60+ situated on the corner of Bromley Road and Crescent Road, approximately 100 metres from the Oakhill shopping parade. Bus services to both Beckenham and Bromley town centres run along the Bromley Road. Beckenham Junction station (Victoria and The City) is about half a mile away and from here there are also tram services to Croydon and Wimbledon.



First Floor

Entrance Hall

3.22m max x 1.25m max (10' 7" x 4' 1") plus deep cupboard with trip fuses and additional linen/storage cupboard, entryphone and intercom with emergency pull cord, radiator

Sitting Room/Living Room

4.95m max x 3.36m (16' 3" x 11' 0") recarpeted, emergency pull cord, radiator beneath double glazed window to rear overlooking communal gardens

Refitted Kitchen

3.34m max x 2.07m (10' 11" x 6' 9") base cupboards and drawers plus slimline dishwasher beneath wood finish work surfaces with inset single drainer sink with mixer tap, slot in cooker with double oven and 4-ring gas hob, upright fridge/freezer, Ideal wall mounted gas fired combination boiler, wall tiling, eye level cupboards and shelves, double glazed window to side

Double Bedroom

4m x 2.69m (13' 1" x 8' 10") plus large built in double wardrobe with sliding doors, emergency call button, radiator beneath double glazed window to rear overlooking communal grounds

Newly Re-Appointed Shower Room

2.33m x 1.71m (7' 8" x 5' 7") full width tiled shower with glazed screen, pedestal wash basin and white low level wc, chrome heated towel rail, illuminated mirror above basin, emergency pull cord, extractor fan

Outside

Communal Gardens

well maintained with south westerly aspect

Parking

residents and visitor spaces to rear

Communal Facilities

Andreck Court

benefits include a lift service, resident house manager, spacious residents lounge with patio area, kitchen, laundry room and guest suite

Additional Information

Lease

99 years from 29 September 1982, vendor has confirmed terms with Freeholder to add 90 years to existing term at a cost of £ - to be confirmed

Ground Rent

£25 per annum - to be confirmed

Maintenance

currently £325 per month - to be confirmed

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