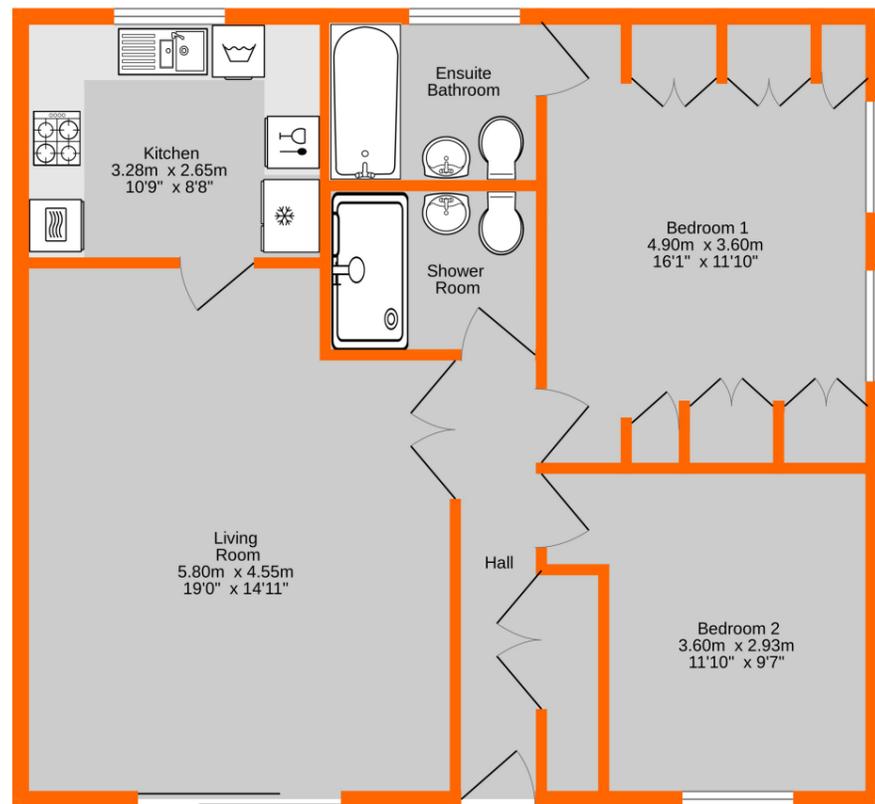


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	79
		EU Directive 2002/91/EC	

Ground Floor Flat
78.4 sq.m. (844 sq.ft.) approx.



TOTAL FLOOR AREA : 78.4 sq.m. (844 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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For further details please visit our website - www.proctors.london



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

3 Teynham Court, 26 Tudor Road, Beckenham BR3 6QR

£500,000 Share of Freehold

- Sought after block opposite Kelsey Park
- Main bedroom with en suite bathroom
- Second bedroom and second bathroom
- Long lease with Share of Freehold
- Well appointed ground floor flat
- Living room with access to terrace
- Larger than average garage
- Convenient for local shops and bus routes

3 Teynham Court, 26 Tudor Road, Beckenham BR3 6QR

This charming ground floor flat combines the security and convenience of a purpose-built block with the rare benefit of its own private entrance and a paved terrace, as well as easy access to a larger-than-average garage, adding to its practicality. Beautifully modernised by the current owner, the flat has a remodelled kitchen and a contemporary shower room. The second bedroom of generous proportions has been redecorated and re-carpeted, while the main bedroom impresses with an exceptional amount of built-in wardrobes. Set within a highly regarded and sought-after block, the property enjoys a warm community spirit and an enviable location. Residents benefit from excellent local amenities including nearby bus stops and a handy parade of shops by the Chinese roundabout. Directly opposite, the main entrance to the picturesque Kelsey Park offers a perfect green escape right on your doorstep.

Location

Teynham Court is conveniently situated opposite an entrance to Kelsey Park and near the popular shops on Wickham Road by the Park Langley roundabout along with Tesco Express. Regular bus services are available along Wickham Road to both Beckenham and Bromley town centres. Beckenham High Street offers extensive shops, restaurants and other amenities approximately three quarters of a mile away with Beckenham Junction station a little further on providing trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

4.84m x 1.08m (15' 11" x 3' 7") plus large double cupboard providing shelving and hanging, radiator, wood effect floor, glazed front door from covered entrance, glazed double doors to living room

Living Room

5.8m max x 4.55m max (19' 0" x 14' 11") cleverly divided with carpet to SITTING AREA and wood effect flooring to DINING AREA beside kitchen, two radiators, 5V circuit providing easy lamp set up, double glazed sliding doors to paved terrace

Well Appointed Kitchen

3.28m x 2.65m (10' 9" x 8' 8") gloss fronted base cupboards and drawers with matching eye level units having LED lighting, full height larder cupboard beside electric AEG stainless steel double oven, AEG stainless steel extractor hood above 4-ring inset gas hob, slimline dishwasher and integrated washer/dryer, work surfaces with inset stainless steel 1½ bowl sink and drainer with mixer tap and space for American fridge/freezer, wood effect floor, downlights, wall tiling, radiator, double glazed window overlooking communal gardens

Bedroom 1

4.9m max x 3.6m max (16' 1" x 11' 10") to include excellent range of fitted wardrobes providing hanging and shelved storage plus useful shoe shelving to one end, two radiators beneath double glazed windows overlooking communal gardens to rear

En Suite Bathroom

2.31m x 1.77m (7' 7" x 5' 10") white panelled bath with separate shower over plus glazed folding screen, low level wc with concealed cistern, wash basin set into vanity unit with mixer tap and tiled splashback having cupboard beneath, wall tiling, ceramic floor tiling, mirror with pelmet lighting above and cupboard beside with concealed shaver point, chrome heated towel rail, double glazed window to side

Bedroom 2

3.6m x 2.93m (11' 10" x 9' 7") plus recess by door, radiator beneath double glazed window

Beautifully Appointed Shower Room

2.3m x 1.73m (7' 7" x 5' 8") full width shower tray with glazed screen, fixed overhead shower and further hand spray attachment, white low level wc with concealed cistern, wash basin with mixer tap and cupboard beneath set onto vanity surface, mirror with pelmet lighting above and cupboard beside, fully tiled walls, ceramic floor tiling, chrome heated towel rail and extractor fan

Outside

Large Garage

4.69m x 3.6m (15' 5" x 11' 10") brick built with electric up and over door having power and light - situated beside visitor parking spaces, pedestrian gate and electrically operated vehicular gate from Tudor Road, next to bin store and development pathway leading to Flat 3

Communal Gardens

attractive areas to front and rear, neatly maintained with areas of lawn, mature shrubs and trees, established hedge screening boundary

Additional Information

Lease

999 years from 24 March 1994 with Share of Freehold - to be confirmed

Maintenance

£1,800 for the current year - to be confirmed

Council Tax

London Borough of Bromley - Band E
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

Agents Note

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