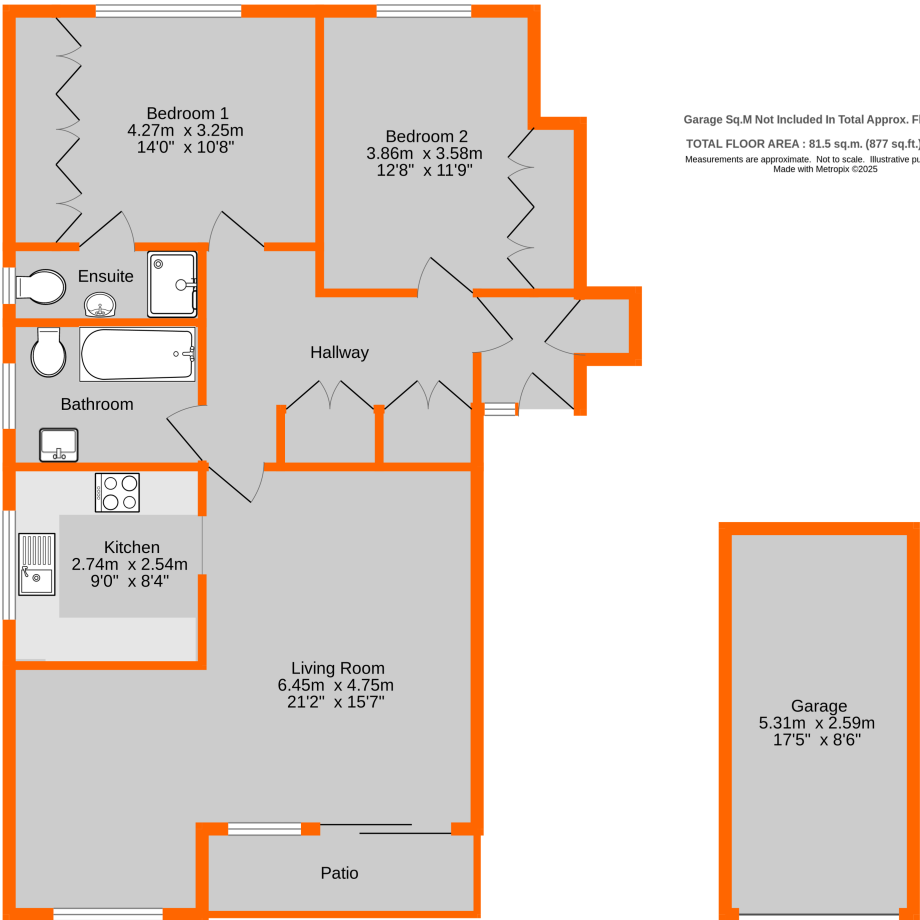
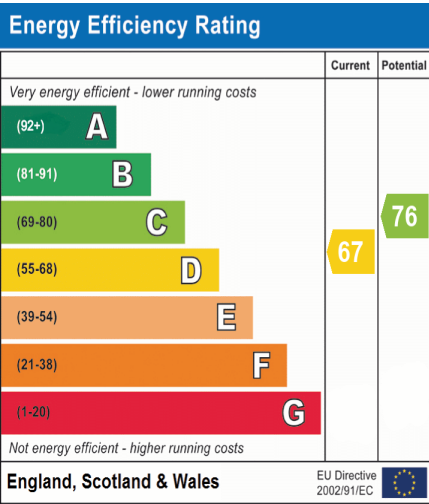


Ground Floor Flat
81.5 sq.m. (877 sq.ft.) approx.



Viewing by appointment with our Beckenham Office - 020 8650 2000

1 The Oakhurst, 21 The Knoll, Beckenham, Kent BR3 5UD £475,000 Share of Freehold

- Stunning ground floor apartment
- Integrated fitted kitchen
- Beautifully refurbished throughout
- Spacious adaptable accommodation
- Quiet central location
- Two double bedrooms with wardrobes
- Private enclosed end terrace, with gate to gardens
- Re-modelled bathroom & shower room

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 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

1 The Oakhurst, 21 The Knoll, Beckenham, Kent BR3 5UD

Having been owned by the same vendor for over 9 years this recently refurbished exceptional ground floor apartment offers spacious and well planned accommodation. We strongly recommended an internal viewing to understand how delightful this property is, from the entrance vestibule and reception hall with its extensive storage to the double bedrooms, both with fitted wardrobes, the main with a contemporary re-modelled en-suite shower room. The quality and attention to detail is second to none and when you enter the sitting room which has a dedicated dining area off as well as doors onto the enclosed terrace with gate onto the communal gardens beyond. The kitchen is a very special place with composite stone worktops, integrated appliances and tasteful units and flooring. Benefits include gas radiator central heating with a combination boiler, renewed fuse box, a lot of the rooms have bespoke lighting solutions, under floor electric heating, fitted carpets and LVT flooring, both the bathroom and shower room are re-modelled with contemporary suites, all neutrally decorated throughout with renewed internal doors, security entry system and a share of freehold. There is ample parking and a single garage en-bloc to the rear

Location

The Oakhurst forms part of The Knoll, a very centrally yet quiet unmade 'backwater' road located just 0.3 of a mile from Beckenham High Street with its extensive shopping, restaurants, bars, and coffee shops. Beckenham Junction Railway Station together with Tramlink to Croydon and Wimbledon is about 0.4 of a mile only minutes away. The area is well served by schools for all ages as well as numerous parks nearby.



Ground Floor

Communal Entrance

Renewed Entrance

(upgraded to the latest fire regulations) door to

Enclosed Vestibule

built-in storage cupboard, glazed door to

Hall

range of storage cupboards along one wall housing renewed fuse box and gas meter

Living Room

6.45m x 4.75m (21' 2" x 15' 7") south facing, light and airy, sitting area with sliding doors onto paved terrace which overlooks the communal gardens and has a gate for easy access

Dining Area

further window to front

Kitchen

2.74m x 2.54m (9' 0" x 8' 4") contemporary in style, range of base cupboards, drawers, corner carousel storage and wall cupboards with concealed pelmet lighting, composite stone worktops with risers, under counter sink with mixer tap, inset induction hob,

oven below, extractor over, further integrated appliances including fridge/freezer, washer/dryer, slimline dishwasher, windows to side

Bedroom 1

4.27m x 3.25m (14' 0" x 10' 8") large window to rear, range of fitted wardrobes along one wall, downlights, door to

En-Suite Shower Room

low light wash light, under floor heating, opaque window to side, 'marble effect' tiled panel walls, rain head shower, separate hand spray, white suite of wall mounted wash basin with mixer tap, toilet

Bedroom 2

3.86m x 3.58m (12' 8" x 11' 9") large windows to rear, built-in wardrobes

Bathroom

white suite of large 'marble effect' panel bath, shower over, wall controls, rain head and hand spray, glazed folding screen, wall mounted 'floating' vanity unit, inset sink with mixer tap, drawers below, floating toilet with concealed cistern, opaque window to side, extractor fan, renewed feature ceiling lighting and downlights, ladder style towel rail

Outside

Parking

visitor parking front and rear

Garage

single garage en-bloc with up and over door

Communal Gardens

use of well tended and mature communal gardens front and rear

Lease Details

Lease

share of freehold, the vendor has confirmed the lease is 999 years from the 25th March 1996, 970 years remaining

Maintenance

the vendor has confirmed the maintenance from December 2024 to December 2025 is £3,125.91

Ground Rent

the vendor has confirmed there ground rent is nil

Council Tax

Band E