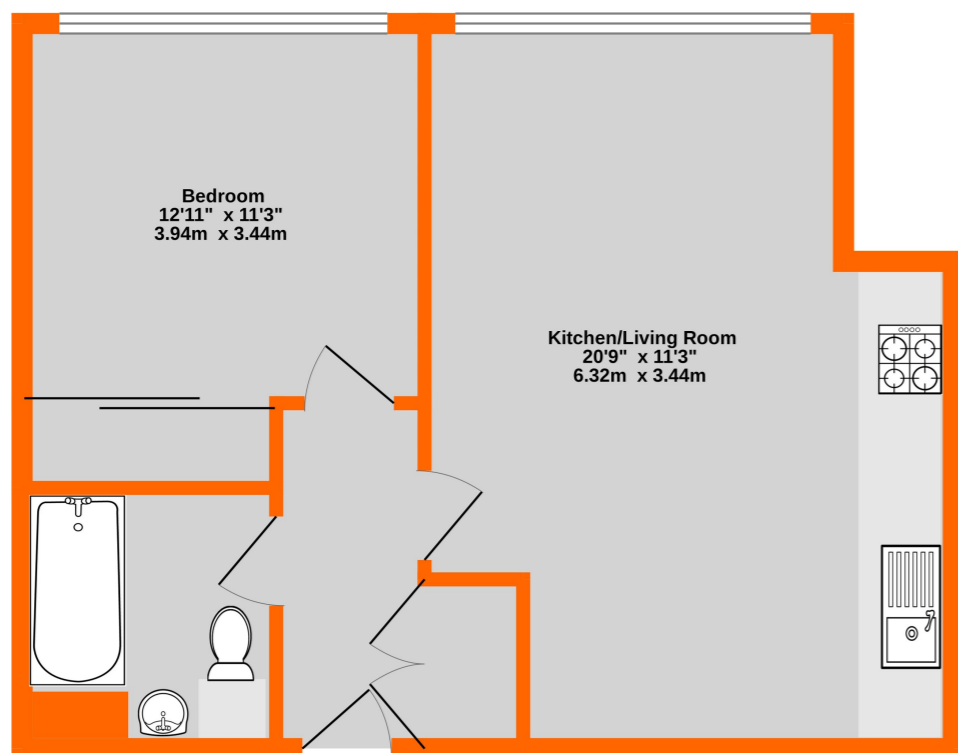


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

FIFTH FLOOR
 526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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For further details please visit our website - www.proctors.london



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

Flat 51, 160 Croydon Road, Beckenham, Kent BR3 4FB

£267,500 Leasehold

- Chain free fifth floor apartment
- Living room with open plan kitchen
- Modern bathroom with attractive tiling
- Large communal roof terrace on same floor
- Attractive engineered oak flooring
- Large windows with far reaching views
- Impressive entrance with stairs and two lifts
- Allocated parking space in gated car park

Flat 51, 160 Croydon Road, Beckenham, Kent BR3 4FB

CHAIN FREE one bedroom flat in elevated position within this prestigious block giving far reaching views and access from same floor to large communal roof terrace. Please contact our PARK LANGLEY OFFICE to view this well presented apartment with attractive engineered oak flooring and generous living room with Italian open plan fitted kitchen. Good size double bedroom with large built-in wardrobes and quality fitted bathroom with built-in shower above bath and attractive wall tiling. The gas fired central heating system is run from communal boilers and there is double glazing with large tilt and turn windows giving abundant natural light and secure gated parking with allocated space.

Location

Ideally located for commuters with local shops and restaurants on the "door step" at Elmers End as well as bus routes to local town centres. Tesco Superstore is just beyond Elmers End station which provides trains to Charing Cross and London Bridge as well as trams to Croydon (where there is a fast train service to Gatwick Airport) and Wimbledon. Beckenham Junction and Clock House stations are also in the vicinity whilst Beckenham High Street provides a good range of shops, restaurants and other amenities.



Fifth Floor

Entrance Hall

3m x 1.27m (9'10 x 4'2) plus built-in double cupboard providing good storage with trip fuses and Caleffi inverter for heating and hot water, wood strip flooring, video entryphone

Kitchen/Living Room

6.32m max x 4.50m (20'9 x 14'9) FITTED KITCHEN recessed to one wall with base cupboards and drawers plus integrated washing machine and dishwasher beneath work surface with large inset single drainer 1½ bowl sink and mixer tap, stainless steel splashback and cooker hood above touch control ceramic hob with electric oven beneath, large integrated fridge/freezer, eye level cupboards, open to GENEROUS LIVING AREA with ample space for dining table and lounge area with downlights, extractor fan, radiator beneath large double glazed window with views

Double Bedroom

3.94m max x 3.44m (12'11 x 11'3) includes large built-in double wardrobe providing hanging and shelf space with sliding doors, wood strip flooring, radiator, large double glazed windows with far reaching views

Luxury Bathroom

2.21m x 2.03m (7'3 x 6'8) well appointed with white panelled bath having mixer tap and hand shower with hinged screen and built-in shower above, wash basin with mixer tap having deep drawer beneath, low level wc with concealed cistern, attractive wall tiling, mirrored wall cabinet above basin with shaver point, heated towel rail, tiled floor, downlights and extractor

Outside

Parking

allocated space (no.51) to rear of building near exit from secure gated car park

Additional Information

Lease

125 years from 2014 - to be confirmed

Ground Rent

£300 per annum increasing after 25 years - to be confirmed

Maintenance

£2,370 for the current year - to be confirmed

Council Tax

London Borough of Bromley - Band C

Agents Note

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

