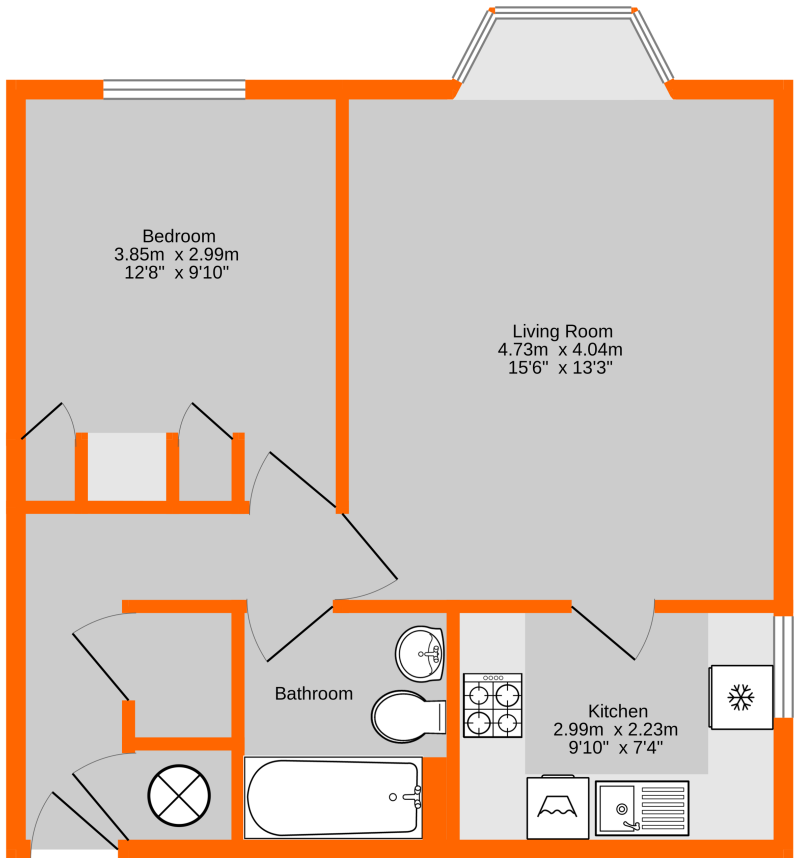
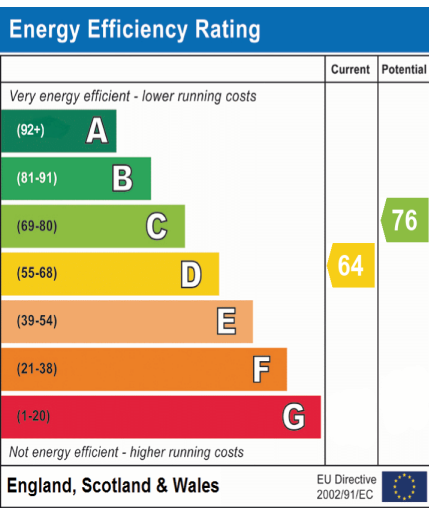




2nd Floor Flat  
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 48.8 sq.m. (525 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

## 18 Beechwood, 53 Copers Cope Road, Beckenham, Kent BR3 1NJ

### £275,000 Share of Freehold

- Second floor flat
- Double bedroom with wardrobes
- Re-fitted bathroom
- Security entry system
- Close to stations
- Double glazed
- Use of communal gardens
- Garage & 'chain free'



## 18 Beechwood, 53 Copers Cope Road, Beckenham, Kent BR3 1NJ

Located on the front of this ever popular development and overlooking communal gardens, this spacious second floor share of freehold flat which, by today's standards does require some modernisation, ideally located within 200m of New Beckenham Station. Benefits include sealed unit double glazed replacement windows, cavity wall insulation, security entry system, fitted carpets and laminated floor, no onward chain, electric and gas convector heaters, well maintained communal gardens, off street parking and a garage

### Location

Conveniently situated along a wide tree-lined road within 200m of New Beckenham Station (London Bridge, Charing Cross and DLR connection at Lewisham) Beckenham High Street with its shopping, bars, coffee shops, restaurants, cinema, gyms, leisure centre and library. There are numerous parks nearby including Cator, Beckenham Place and Kelsey together with bus services along Copers Cope Road



### Ground Floor

#### Stairs to

### Second Floor

#### Entrance door to

#### 'L' Shaped Entrance Hall

security entry handset, built-in shelved storage cupboard housing fuse box, further cupboard houses hot water cylinder and cold tank

#### Living Room

4.73m x 4.04m (15' 6" x 13' 3") a lovely spacious room with a bay window to front overlooking communal gardens, fitted carpet, wall mounted 'Robinson Willey' warmplan gas convector heater

### Kitchen

2.99m x 2.23m (9' 10" x 7' 4") base and wall cupboards, drawers and worktops with stainless steel single drainer sink unit with mixer tap, plumbing and space for washing machine, space for cooker and fridge freezer, window to side, tiled walls

### Bedroom

3.85m x 2.99m (12' 8" x 9' 10") window to front, wall mounted electric convector heater, fitted wardrobes with storage cupboards over, dresser drawers and surface between with mirror over

### Bathroom

vinyl tiled floor, re-modelled white suite of panelled bath with mixer tap, separate electric shower over, pedestal wash basin, toilet, fully tiled walls, cosmetics shelf

### Outside

#### Communal Gardens

use of well maintained extensive gardens

#### Parking

visitor/residents off street parking on a first come first served basis

#### Garage

single garage en-bloc to the rear with up and over door to front

### Lease Details

#### Lease

share of freehold from 2007, new 999 year lease - 981 years remaining

#### Maintenance

£800 per annum (paid in two half yearly installments)

#### Ground Rent

the ground rent is nil

#### Council Tax

Band C