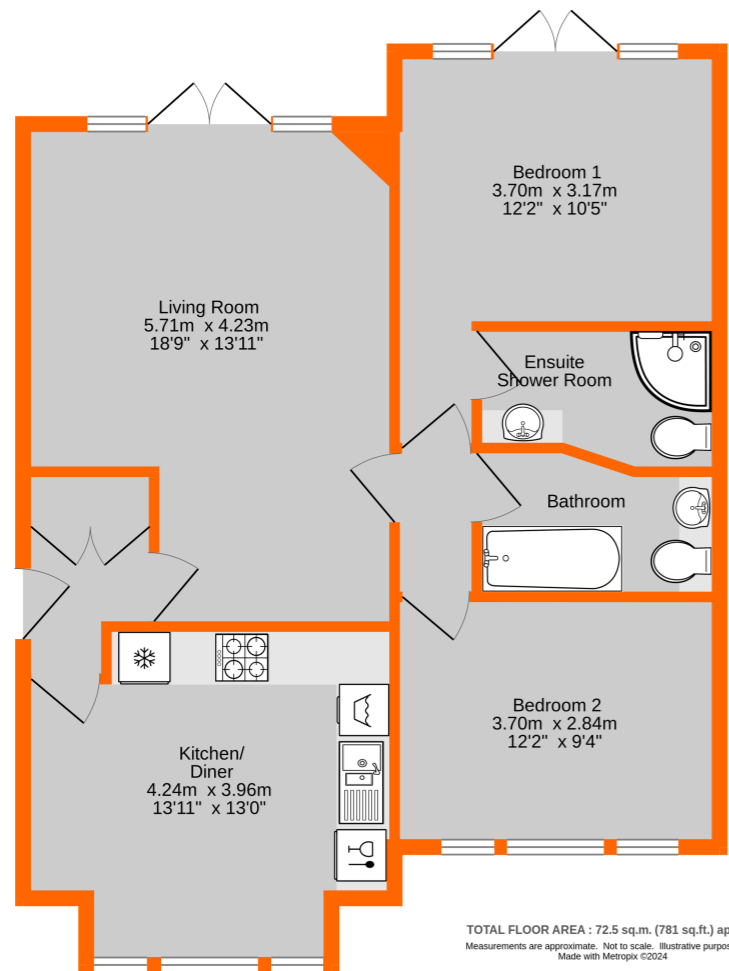


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat  
 72.5 sq.m. (781 sq.ft.) approx.



**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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

2 Grovehurst Apartments, 49 Manor Road, Beckenham, Kent BR3 5JB  
**£450,000 Leasehold**

- Two double bedrooms
- Bathroom & en-suite shower room
- Spacious living room
- Kitchen/Diner
- Central heating
- uPVC double glazing
- Allocated off street parking to front for one car
- Fantastic central location

## 2 Grovehurst Apartments, 49 Manor Road, Beckenham, Kent BR3 5JB

This centrally located two double bedroom garden apartment forms part of this handsome detached house converted in to four units in 2011. The 18'9" x 13'11" living room has double glazed doors to the delightful 44' x 25' private garden, the kitchen/diner has a range of white units with granite worktops and has room for a table and chairs. The master bedroom has double doors onto the garden and a modern fitted en-suite shower room, there is also the second bedroom measuring an impressive 12'2" x 9'4" and modern fitted bathroom with white suite, we recommend a viewing of this fantastic apartment.

### Location

The property is well located and is about 0.2 of a mile from the vibrant High Street with its range of restaurants, bars and shops. Beckenham Junction station (Victoria/Blackfriars) and tramlink to Croydon and Wimbledon are about 0.4 of a mile away. An entrance to the beautiful Kelsey Park is about 0.3 of a mile away.



### Ground Floor

#### Communal Entrance

Front door to

#### Entrance Hall

built in double cupboard with storage space over, wooden laminate flooring, video entryphone handset

#### Kitchen/Diner

4.24m x 3.96m (13' 11" x 13' 0") part obscure windows to front, fitted with a range of modern units comprising inset single drainer stainless steel sink with cupboards under, granite working surface to two walls with cupboards and drawers under, built in stainless steel electric oven and four ring gas hob with extractor funnel over, integrated washing machine, dishwasher, fridge freezer and microwave, eye level cupboards to two walls, one housing wall mounted Vaillant gas fired boiler for central heating and hot water, ceramic tiled floor, double radiator

#### Living Room

5.71m x 4.23m (18' 9" x 13' 11") windows and double doors to private garden, real flame gas fire, wood laminate flooring, three double radiators, coving, ornate ceiling rose, door to:

### Inner Lobby

access to both bedrooms and bathroom, wood laminate flooring, coving

#### Bedroom 1

3.70m x 3.17m (12' 2" x 10' 5") plus door recess, windows to rear double doors to private garden, wood laminate flooring, double radiator, spotlights, coving

#### En-Suite Shower Room

corner shower cubicle with mixer tap and shower attachment, wash basin inset with mixer tap and cupboards under, low level wc, wall mounted cabinets, wall mirror, chrome heated towel rail, ceramic tiled floor with underfloor heating, spotlights

#### Bedroom 2

3.70m x 2.84m (12' 2" x 9' 4") part obscure windows to front, wood laminate flooring, double radiator, access to loft storage space, spotlights, coving

#### Bathroom

fitted with a modern white suite comprising panel bath with mixer tap and shower attachment, wash basin inset with mixer tap and cupboards under, low level wc with concealed cistern, chrome heated towel rail, ceramic tiled floor with underfloor heating, spotlights

### Outside

#### Garden

44' x 25' (13.41m x 7.62m) own private garden with paved patio area leading to lawn with flower and shrub borders, outside lighting, timber shed

#### Parking

there is allocated off street parking for one car to front

### Lease Details

#### Lease

vendor has confirmed the lease is 125 years from 2 February 2012

#### Ground Rent

vendor has confirmed the ground rent is £350 per annum, rising to £450 in 2037

#### Maintenance

vendor has confirmed the maintenance is £274 per month

#### Council Tax

council tax band D

