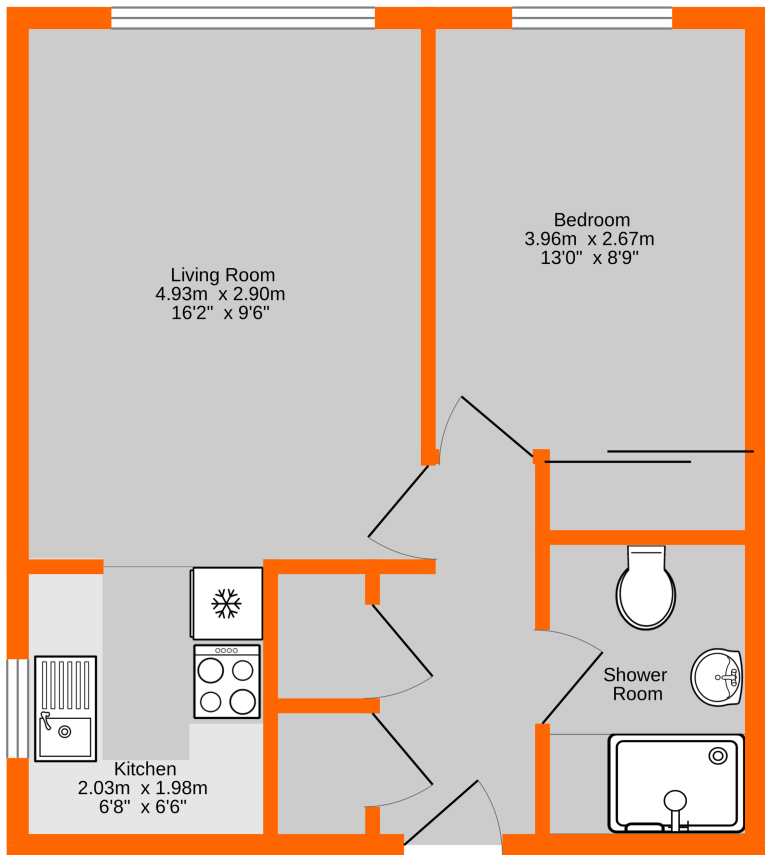


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Second Floor Flat
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 40.3 sq.m. (434 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.
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



Viewing by appointment with our Beckenham Office - 020 8650 2000

28 Andreck Court Crescent Road, Beckenham, Kent BR3 6UL
£100,000 Leasehold

- Chain free retirement flat
- Modern fitted kitchen with window
- Lift service
- Electric heating
- Double bedroom with built-in wardrobe
- 16'2" x 9'6" living room
- uPVC double glazing
- Well maintained communal gardens

28 Andreck Court Crescent Road, Beckenham, Kent BR3 6UL

Andreck Court is a popular retirement development. This first floor age restrictive apartment for the over 60s has benefits including updated security entry/emergency alarm system, electric heating, uPVC sealed unit double glazed replacement windows and fitted carpets. Both the kitchen and bathroom have been refitted the latter now provides a spacious shower room and walk-in double shower. Communal facilities include life service, laundry, lounge with kitchen off, gardens, terraces and parking. 24 hour personal alarm service

Location

Situated on the corner of Bromley Road and Crescent Road approx. 100 metres from Oakhill shopping parade with its pubs, shops, pharmacy and cafe. Bus services to Beckenham and Bromley town centres run along Bromley Road. Beckenham Junction mainline station (Victoria/Blackfriars) and tramlink to Croydon and Wimbledon is approx. half-a-mile away together with its shopping and social facilities. The beautiful Kelsey Park and Beckenham Place Parks are also within that distance



Ground Floor

Communal Entrance

stairs and lift service to

First Floor

Entrance Hall

security entry handset/personal 24 hour alarm box, large built-in cupboards, housing hot and cold water tanks the other for storage and fuse box

Living Room

4.50m x 3.34m (14' 9" x 10' 11") large window to side with deep sill, overlooks Bromley Road, alarm pull cord, open to

Re-Fitted Kitchen

2.21m x 2.06m (7' 3" x 6' 9") base and wall cupboards, shelves and drawers, worktops, inset stainless steel one and a half bowl sink unit with mixer tap, cooker space, tiled walls, window to rear

Bedroom

3.54m x 2.67m (11' 7" x 8' 9") window to front, views over Bromley Road, built-in double wardrobe with sliding doors to front, alarm button

Re-Modelled Shower Room

spacious, suite comprising a walk-in double shower, fully tiled with glazed screens, pedestal wash basin with mixer tap, toilet, towel rail/panel radiator, extractor fan, pull cord alarm, partly tiled walls

Outside

Communal Gardens

beautifully stocked, well maintained gardens, flower/shrub beds, lawn, trees, two raised paved sun terraces

Parking

residents' and visitors parking space to rear

Lease Details

Lease

vendor has confirmed the lease is 99 years from September 1984 - 59 years remaining

Ground Rent

the vendor has confirmed the ground rent is £200 per annum

Maintenance

the vendor has confirmed the maintenance is £3,725.37 per annum

Council Tax

Band B