



Croydon Road, Beckenham

Guide Price £350,000



Property Summary

Guide Price: £350,000 - £375,000

A spacious TWO bedroom ground floor flat with SHARE OF FREEHOLD, 900 YR LEASE, NO CHAIN & GARAGE offered to the sales market by Propertyworld. With direct access to communal gardens, generous built in storage, glorious natural light and beautifully proportioned accommodation throughout - this is a fabulous airy property. Located on Croydon Road, close to the heart of Beckenham and Elmers End - the flat is nicely positioned for lots of shops, amenities, restaurants, cafes and transport links, as well as offering an excellent choice of great schools and lovely parks.

The details include: you enter into a welcoming hallway with fitted carpet, neutral decor and two large storage cupboards. You proceed onto the gorgeous lounge with a wall of double glazed windows which benefits from stunning afternoon sun light. The room is big, with neutral decor, lots of space for a dining room table and chairs plus a patio door leading directly to the communal gardens and garages to rear. The kitchen is a galley style and fully fitted. It includes a range of oak fronted shaker units, laminate worktop, stainless steel sink, tiled splashback and more. There are two DOUBLE BEDROOMS - both nicely presented, with storage, fitted carpet and lots and lots of light. The family bathroom includes a white three piece suite, shower over bath and tiled walls.

Other benefits include: double glazed windows, share of freehold, garage and no chain.

A rare and fabulous flat that will appeal to a wide range of prospective buyers... call PW on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

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Property Summary

- Two bedroom flat
- Ground floor flat
- CHAIN FREE
- SHARE OF FREEHOLD
- Access to communal gardens
- Private GARAGE
- Modern, purpose built
- Flooded in light
- Fabulous location
- EPC is C / Council tax is D

Our Vendor Loves...

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"Our mum loved this home for many years. It was perfect in many ways but the main draw for her was the pretty communal garden with easy access from the lounge. It gave her so much joy to look after the flowers and plants for all who lived in the small block. The flat is so spacious with lots of natural light throughout. It's in a great area, surrounded by many transport links, including trains from Beckenham Junction, Clock House and Elmers End, going in to various London stations. Plenty of lovely parks and excellent schools to choose from too. We hope the new owners love it just as much as our mum did".

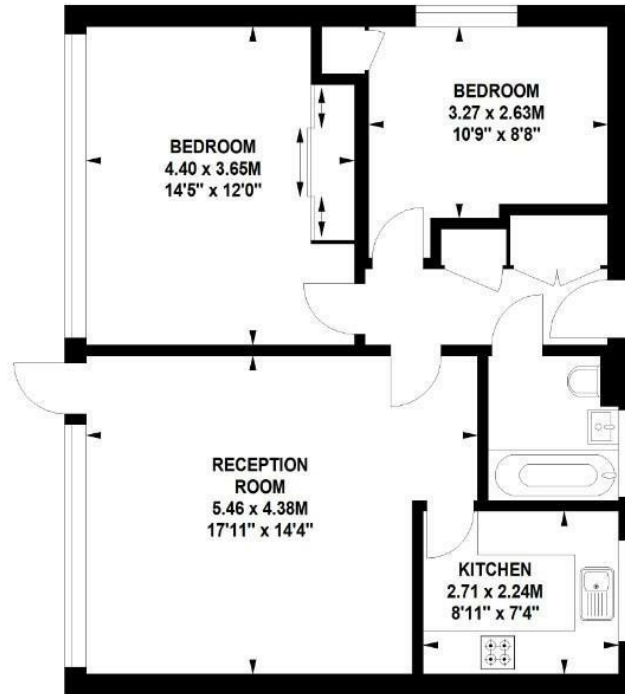




Gloucester Court

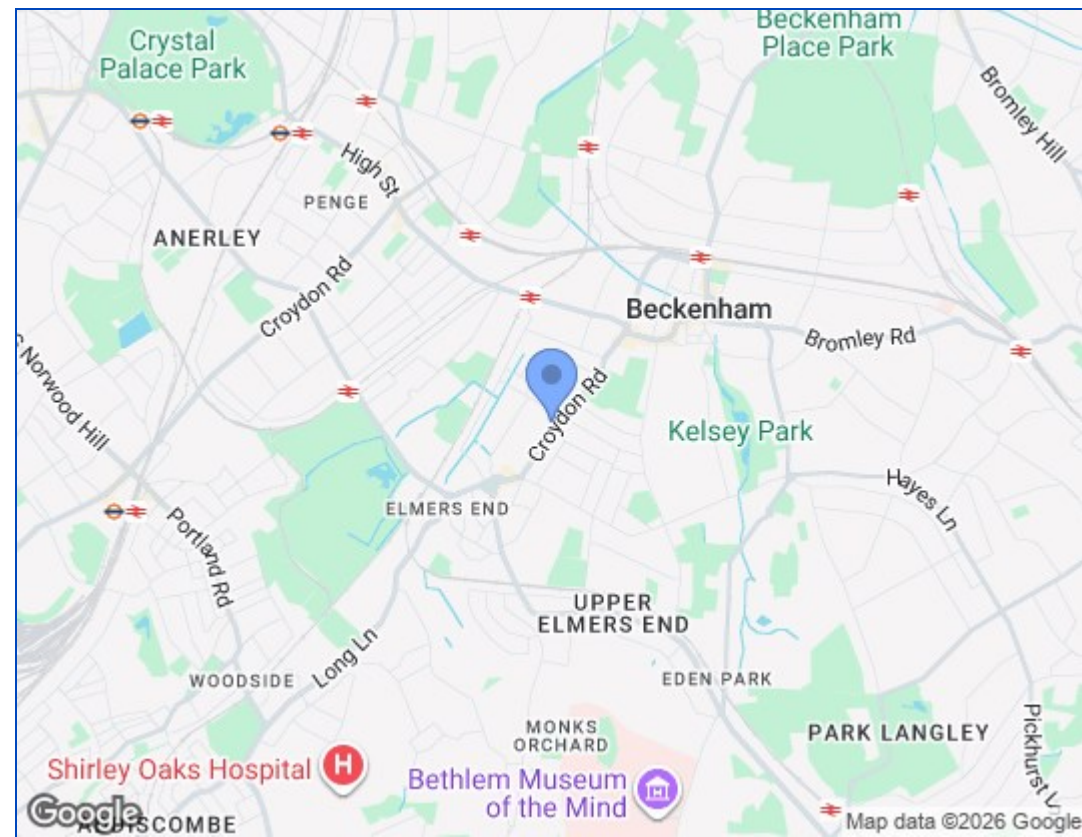
APPROXIMATE GROSS INTERNAL AREA

65.12 m² / 701 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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